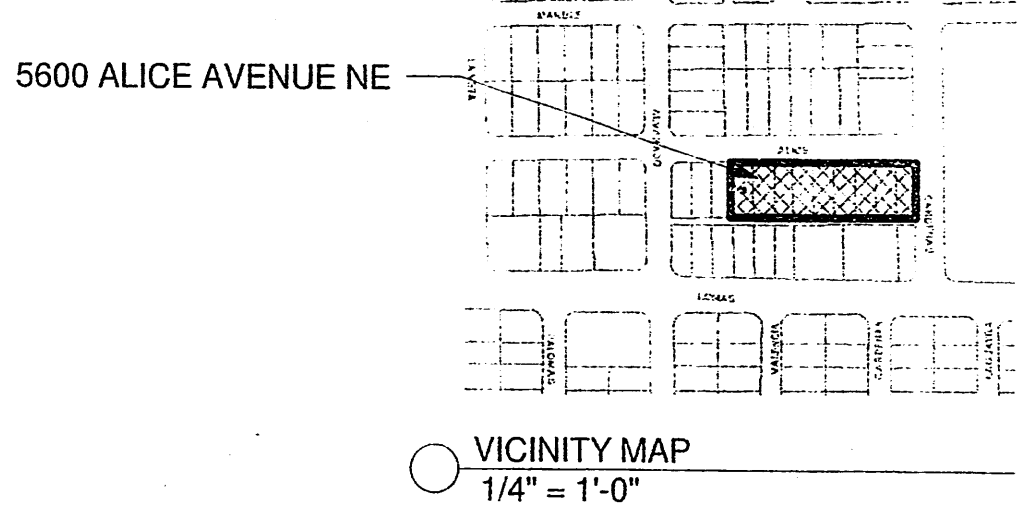
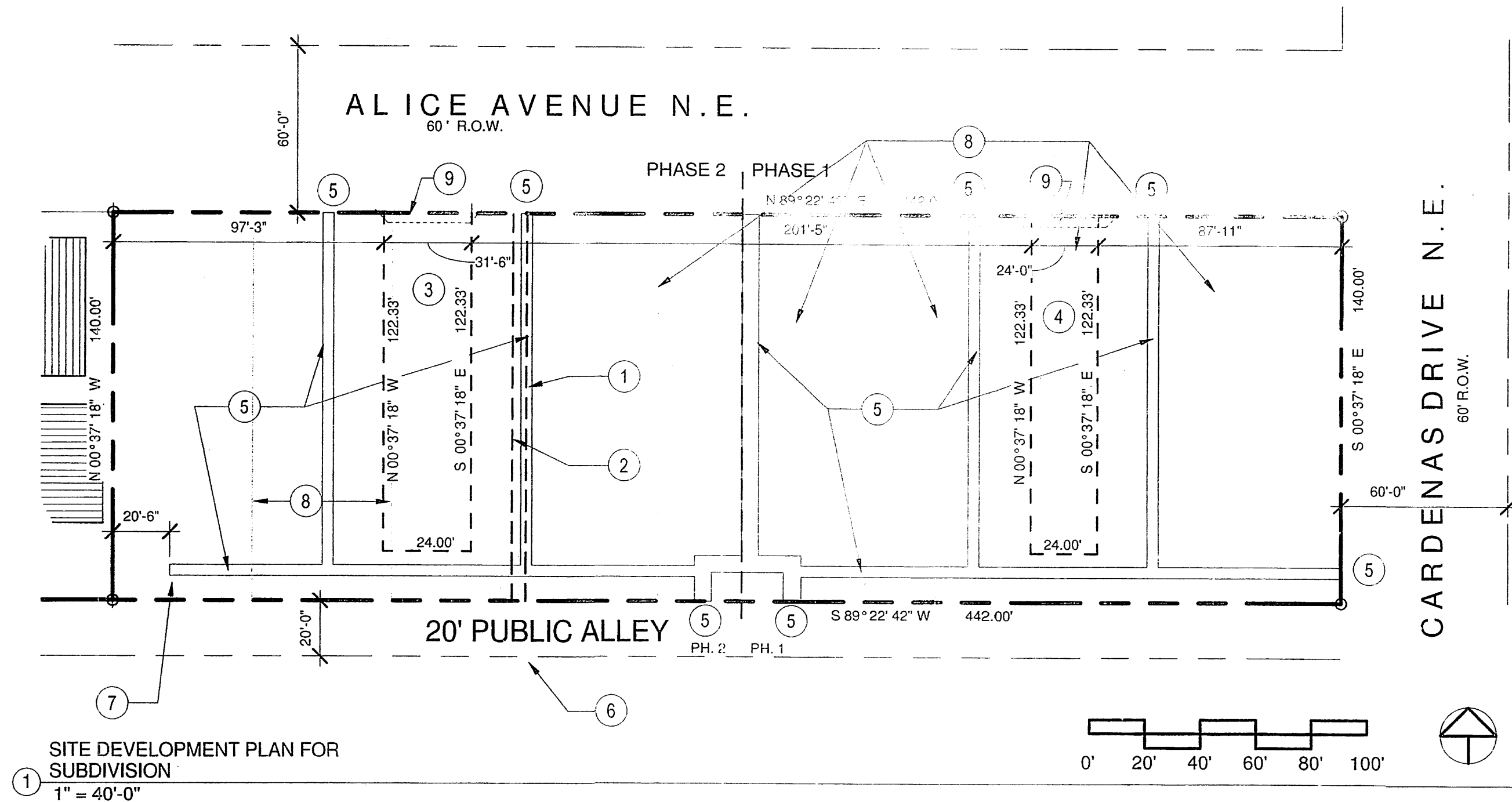


SITE DEVELOPMENT PLAN FOR SUBDIVISION 5600 ALICE AVENUE NORTHEAST



KEYED NOTES

- 1 2.5' UTILITY EASEMENT FILED: MARCH 14, 1941 VOLUME C1, FOLIO 23
- 2 2.5' UTILITY EASEMENT FILED: FEBRUARY 19, 1948 VOLUME B, FOLIO 92
- 3 31'-6" WIDE VEHICULAR INGRESS & EGRESS
- 4 24'-0" WIDE VEHICULAR INGRESS & EGRESS
- 5 4'-0" WIDE PEDESTRIAN INGRESS & EGRESS POINTS AND INTERNAL CIRCULATION
- 6 EXTENT OF ALLEY
- 7 SIDEWALK TERMINATES AT PARALLEL PARKING SPACE OFF OF ALLEY
- 8 EXISTING PROPERTY LINES TO BE REMOVED @ PLAT ACTION (TYP.)
- 9 PROPOSED PEDESTRIAN ACCESS EASEMENT

SHEET LIST

Sheet Number	Sheet Name
DRB-1.0	SITE DEVELOPMENT PLAN FOR SUBDIVISION

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DEVELOPMENT SHALL COMPLY WITH THE GENERAL REGULATIONS OF THE ZONING CODE.

1. SITE DESIGN

A. OVERALL LAYOUT OF SITE AND BUILDINGS, RELATIONSHIP TO ADJACENT SITE

THE REPLAT WILL CONSOLIDATE ALL NINE LOTS INTO ONE. THE TOWNHOUSE BUILDINGS SHALL BE ARRANGED ALONG AN EAST-WEST AXIS. THE FOUR SIMILAR TOWNHOUSE BUILDINGS SHALL BE SITUATED WITH THEIR FRONT ENTRIES FACING TWO PRIVATE VEHICULAR LANES. NORTH-SOUTH PEDESTRIAN WALKWAYS CONNECT TO PUBLIC SIDEWALK AND PROVIDE CIRCULATION BETWEEN UNITS. PRIVATE COURTYARDS SHALL BE A FEATURE OF EVERY TOWNHOUSE. TOWNHOUSE BUILDING "A" COURTYARDS ALONG CARDENAS DRIVE SHALL BE OPEN AND INTERACT WITH THE PUBLIC WAY THERE. BUILDING THREE BEDROOM UNITS AT THE ALICE FRONTAGE SHALL PROVIDE A SCALING DOWN OF THE BUILDING MASS TO THE EXISTING NEIGHBORHOOD TO THE NORTH. A CENTRALLY LOCATED LANDSCAPED CORRIDOR AREA SHALL BE ACCESSIBLE FROM FACING BUILDINGS "B" AND "C" ALL UNITS AS WELL AS THE STREET VIA AN 8' SIDEWALK.

B. BUILDING PLACEMENT, ORIENTATION, SETBACKS

BUILDING FRONT ENTRIES SHALL FACE PRIVATE LANES WITH 4' PEDESTRIAN WALKWAYS. SETBACKS FROM ALICE AVENUE SHALL BE 10'; SETBACK FROM CARDENAS DRIVE AND THE PAVED ALLEY SHALL BE 15'. BUILDING HEIGHTS RANGE FROM 14' AT SINGLE STORY PEAK TO 24' TO PEAK AT TWO STORY.

C. PEDESTRIAN AND VEHICULAR CONNECTIVITY (INTERNAL & EXTERNAL)

BUILDING MASSING IS ARRANGED TO MELD THE DEVELOPMENT WITH THE EXISTING FABRIC OF THE SURROUNDING CITY BLOCKS. PERIMETER PEDESTRIAN ACCESS LIES NORTH AND EAST CONNECTING THE SITE WITH THE SURROUNDING AND ADJACENT EXISTING SIDEWALKS. EXISTING PAVED ALLEY TO THE SOUTH PROVIDES VEHICULAR ACCESS TO PARALLEL PARKED GUEST PARKING SPACES AND REFUSE ENCLOSURE. THE CENTRAL REFUSE BIN IS ACCESSED BY THE SAME SYSTEM OF WALKWAYS. INTERNAL TO THE SITE, SIDEWALKS CONNECT EACH TOWNHOUSE WITH ITS NEIGHBOR, THE PUBLIC SIDEWALK TO THE NORTH AND THE ON-SITE PEDESTRIAN SIDEWALK THAT PARALLELS THE ALLEY TO THE SOUTH.

D. PARKING LOCATION AND DESIGN

OFF STREET RESIDENT PARKING IS PROVIDED AT EACH GARAGE AND ITS ACCOMPANYING DRIVEWAY. TWO PARKING SPACES ARE ACCOMMODATED IN THIS WAY AT THE TWO BEDROOM UNITS. FOUR PARKING SPACES ARE PROVIDED FOR AT THE THREE BEDROOM UNIT; TWO IN THE DRIVEWAY AND TWO IN THE GARAGE. PARALLEL PARKING SPACES PROVIDE GUEST PARKING ALONG THE EAST-WEST PAVED ALLEY. A GROVE OF TREES PROVIDES FOR SHADING OF AUTOMOBILES AND FURTHER PROMOTES THE RESIDENTIAL CHARACTER OF THE VEHICULAR LANES.

E. PUBLIC OUTDOOR SPACES

THE PEDESTRIAN WALKWAY ALONG THE ALLEY LEADS TO BUS TRANSIT ROUTE AT THE ARTERIAL STREET 160' SOUTH OF THE SITE. THE CENTRAL CORRIDOR BETWEEN BUILDING "B" AND "C" MEASURES OVER 50' IN WIDTH AND SHALL BE LANDSCAPED. ALONG WITH ITS LOWER COURTYARD WALLS AND ACCESS GATES THE DESIGN WILL FURTHER PROMOTE THE SENSE OF NEIGHBORHOOD WITH OPPORTUNITIES FOR INTERACTION.

F. DUMPSTER AND SERVICE AREA LOCATIONS AND SCREENING

REFUSE ENCLOSURE IS LOCATED IN THE CENTER OF THE SITE. IT IS ACCESSED VIA THE ALLEY. 6'-0" TALL SCREEN WALLS CONSIST OF STUCCO ON CONCRETE BLOCK. THE ENCLOSURE WILL BE OPEN TO THE ALLEY FOR ROLL-OUT CONTAINERS.

F. LOCATION, HEIGHT, DESIGN AND PURPOSE OF ALL WALLS AND WALL OPENINGS

ALL WALLS AND FENCES ARE SUBJECT TO SECTION 14-16-3-19 OF THE ZONING ORDINANCE. WITH THE EXCEPTION OF THE WALLS ALONG CARDENAS DRIVE, ALL WALLS SHALL BE 6'-0" IN HEIGHT; THEY SHALL BE EITHER STUCCO ON BLOCK OR PAINTED BLOCK. THEY SHALL PROVIDE PRIVACY FOR THE RESIDENTS. WALLS ALONG CARDENAS SHALL BE LOCATED ON THE PROPERTY LINE AND SHALL BE 5'-0" IN HEIGHT. CARDENAS WALLS SHALL BE STUCCO ON BLOCK AND PROVIDE OPENINGS FOR WOOD OR METAL GATES. CARDENAS COURTYARDS SHALL BE OPEN TO AND PROVIDE ACCESS TO THE PUBLIC WAY.

G. LOCATION, HEIGHT AND DESIGN AND PURPOSE OF LIGHTING

LIGHTING SHALL COMPLY WITH THE NIGHT SKY ORDINANCE AND ALL REQUIREMENTS IN SECTION 14-16-3-9 OF THE ZONING ORDINANCE. DUSK-TO-DAWN DRIVEWAY LIGHTING SHALL BE MOUNTED AT 7'-8" HEIGHT. LIGHTING SHALL NOT SHINE INTO ANY ADJACENT PROPERTIES. THE SOUTH PEDESTRIAN WALKWAY SHALL BE ILLUMINATED BY BUILDING MOUNTED DUSK-TO-DAWN HOODED LIGHTING @ 18' ABOVE GRADE.

H. SCREENING/BUFFERING TECHNIQUES

SIDEWALKS, LANDSCAPE STRIPS AND STREET TREES SCREEN RESIDENCES FROM ADJACENT STREETS WHILE CREATING PEDESTRIAN AMENITIES WITHIN THE URBAN FABRIC OF THE DEVELOPMENT.

I. "GREEN" FEATURES

WATER HARVESTING PONDS SHALL STORE DRAINAGE ON SITE RATHER THAN DEPOSITING INTO THE STREET.

2. STREET REALM

A. TRANSIT, BICYCLE, PEDESTRIAN AMENITIES

THE SITE IS ACCESSIBLE TO MAJOR TRANSIT ROUTES ON LOMAS AND SAN MATEO, BOTH SIX LANE ARTERIALS, AS WELL AS SAN PEDRO, A FOUR LANE ARTERIAL. CITY OF ALBUQUERQUE "ABO RIDE" BUS STOP IS LOCATED AT CARDENAS DRIVE AND LOMAS BLVD. JUST ONE-HALF BLOCK FROM THE DEVELOPMENT. THE SITE IS ONE BLOCK EAST OF A CITY DESIGNATED BIKE ROUTE ON ALVARADO N.E.

B. LANDSCAPE BUFFERS, SIDEWALKS IN THE PUBLIC RIGHT OF WAY

SIDEWALKS, LANDSCAPE STRIPS AND STREET TREES SCREEN RESIDENCES FROM ADJACENT STREETS WHILE CREATING PEDESTRIAN AMENITIES WITHIN THE URBAN FABRIC OF THE DEVELOPMENT. STREET TREE TYPES AND LOCATIONS SHALL BE AS SPECIFIED IN THE LANDSCAPE SECTION OF THESE DESIGN REQUIREMENTS.

3. LANDSCAPING

LANDSCAPING SHALL COMPLY WITH THE DESIGN REQUIREMENTS OF THE CITY OF ALBUQUERQUE GENERAL LANDSCAPING REGULATIONS 14-16-3-10 AND THIS SECTION. LANDSCAPING IS A KEY ELEMENT OF THE DESIGN. IT IS INTEGRAL TO THE GOAL OF PROVIDING PLACES THAT PROMOTE COMMUNITY AND ENRICH THE LIVES OF THE AREA RESIDENTS. THE LANDSCAPE NETWORK CONSISTS OF:

STREETSCAPE STREET TREES, AND LANDSCAPING IN AND AROUND UNIT DRIVEWAYS. TREES ALONG THE EAST-WEST PEDESTRIAN WALKWAY, AT MINIMUM, ONE TREE IS PROVIDED PER TOWNHOUSE UNIT.

THE DOMINANT LANDSCAPE FEATURE IS A CANOPY OF TREES AT MATURITY. DECIDUOUS STREET AND PARKING TREES PROVIDE PASSIVE SOLAR MITIGATION OF PAVED SURFACES. THEY ALSO BALANCE THE DENSITY OF THE HOUSING UNITS AND CREATE HUMAN SCALE. THE TREE SPECIES SHALL BE VARIED TO AVOID MONOCULTURE.

SUGGESTED PLANT SPECIES AS SHOWN ARE NOT MANDATORY, HOWEVER, ANY SUBSTITUTIONS WILL BE LIMITED TO MEDIUM OR LOW WATER USE SPECIES. PLANT SPECIES SHOULD REFLECT THE CHARACTER AND SCALE OF THE SURROUNDING NEIGHBORHOOD.

REQUIREMENTS:

a. THE STREETSCAPE ALONG CARDENAS DRIVE SHALL CONSIST OF TREES IN THE PLANTING AREA BETWEEN THE SIDEWALK AND THE PROPERTY LINE. THESE TREES SHALL HAVE A HIGH BRANCHING CANOPY TO ALLOW CLEAR SPACE FOR PEDESTRIANS AND REDUCE POTENTIAL FOR DAMAGE FROM PASSING VEHICLES. UNDERSTORY PLANTINGS SHALL BE LIMITED TO ALLOW CLEAR PEDESTRIAN CIRCULATION AN SPACE FOR PARKED ON STREET VEHICLES.

b. THE CLEAR SITE TRIANGLE REQUIREMENT SHALL BE IMPOSED ON THE CARDENAS/ALICE AND THE CARDENAS/ALLEY INTERSECTION. A CLEAR SITE TRIANGLE AT INTERSECTIONS MUST BE MAINTAINED: WITHIN A HORIZONTAL SETBACK OF 35 FEET FROM INTERSECTING FLOW LINES OF GUTTERS, A VERTICAL CLEARANCE BETWEEN 3 AND 8 FEET MEASURED FROM THE GUTTER PAN MUST BE FREE OF VISUAL OBSTRUCTION. TREES & SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA. UNDERSTORY BRANCHES FROM TREES SHALL NOT HANG LOWER THAN 8'

c. MINI CLEAR SITE TRIANGLE REQUIREMENTS SHALL BE IMPOSED ON THE DRIVEWAY/ALLEY INTERSECTIONS. SHRUBS AND TREES SHALL BE PRUNED SIMILAR TO THOSE IN THE STREET INTERSECTION CLEAR SITE TRIANGLE.

WATER CONSERVATION TECHNIQUES:

THE LANDSCAPING SHALL COMPLY WITH THE WATER CONSERVATION, LANDSCAPE, POLLEN CONTROL AND WASTE WATER ORDINANCES.

4. BUILDING DESIGN

A. CONTEXT

THE PROPOSED DEVELOPMENT SITS IN AN AREA OF DIVERSE ZONING CATEGORIES. A LARGE SHOPPING CENTER LIES TO THE EAST. TO THE SOUTH OPPOSITE THE ALLEY, ARE VARIOUS COMMERCIAL USES FRONTING ON LOMAS BLVD. ACROSS ALICE AVENUE LIES A HIGH DENSITY APARTMENT PROJECT CALLED FAIR HEIGHTS. TO ACROSS ALICE ARE SOME OFFICE USES. THE PREDOMINANT USE, WHICH LIES TO THE WEST, NORTHWEST AND NORTH IS SINGLE FAMILY USES - R-1.

B. ARCHITECTURAL THEME OR STYLE

THE PROPOSED BUILDING DESIGN IS A PITCHED SHINGLE ROOF/FRAME-STUCCO DESIGN. IT FITS IN WITH THE PREDOMINANT BUILDING STYLES DISPLAYED BY THE RESIDENCES IN THE AREA. COMPLEMENTARY STUCCO COLORS APPLIED TO ALTERNATING BUILDINGS ADD VARIETY AND FURTHER THE NEIGHBORHOOD "LOOK".

C. BUILDING HEIGHT, SCALE, MASSING, MATERIALS COLORS AND ARTICULATION

THE DEVELOPMENT IS ORGANIZED TO EMPHASIZE AN URBAN BUILDING MASSING RESPONSE TO THE SITE. THE BUILDING ARE PLACED WITH THEIR FRONT FACADES FACING EACH OTHER AND PRIVATE LANES. RATHER THAN TOWER OVER THE LANDSCAPE, THE BUILDINGS ARE ENHANCED WITH SINGLE STORY FEATURES THAT SCALE DOWN TO THE STREET/LANE LEVEL. COMPLEMENTARY STUCCO COLORS APPLIED TO ALTERNATING BUILDINGS AND COURTYARD WALLS ADD VARIETY AND FURTHER THE NEIGHBORHOOD "LOOK". OFF STREET PARKING TO ACCOMMODATE GUEST PARKING IS AVAILABLE THROUGHOUT THE SITE, FROM THE ALLEY.

ALL OF THE EXTERIOR BUILDING WALLS AND MOST OF THE COURTYARD WALLS INCLUDE A PALETTE OF EARTH-TONED STUCCO. ADDITIONALLY, ROOF STYLES VARY FROM SIMPLE SHED TO LOW SLOPE GABLE.

5. SIGNAGE

A. STANDARDS FOR WALL MOUNTED SIGNS; LOCATION OF SIGNS; MAXIMUM NUMBER OF SIGNS

ALL SIGNAGE SHALL CONFORM TO THE SIGNAGE REGULATIONS FOUND IN THE CITY OF ALBUQUERQUE ZONE CODE. EACH UNIT SHALL BE NUMBERED. ADDRESS SIGNAGE SHALL FACE ALICE AVE. N.E.

5. APPROVAL PROCESS

THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT MAY BE SLIGHTLY MODIFIED OR ADJUSTED, IF NECESSARY, TO ASSURE CONSISTENCY WITHIN THE DEVELOPMENT AND TO ALLOW FLEXIBILITY FOR THE DEVELOPER TO POSITIVELY REFINE THE DEVELOPMENT TO MITIGATE DESIGN CHALLENGES AND ENHANCE DESIGN OPPORTUNITIES. MODIFICATION PROCEDURES AND THE SUBSEQUENT APPROVAL PROCESS SHALL BE AS SPECIFIED FOR PROPERTIES IN THE SU-1 ZONING DESIGNATION OF THE CITY OF ALBUQUERQUE ZONING CODE.

SUBDIVISION DATA

PROJECT LOCATION: SOUTH-WEST CORNER OF ALICE AVENUE AND CARDENAS DRIVE N.E. ALBUQUERQUE, NM
ZONE ATLAS MAP:4-18
GROSS ACREAGE:1.4208
NO. OF LOTS COMBINED:9
NO. OF LOTS CREATED:1
EXISTING ZONING:P & O-1
PROPOSED ZONING:SU-1 FOR TOWNHOUSE MAXIMUM 24 UNITS
DATE OF SURVEY:JANUARY 2013

LEGAL DESCRIPTION

LEGAL DESCRIPTION: LOTS 7 THRU 12, BLOCK 14 WILLIS SUBDIVISION AND LOTS 7 THRU 9, BLOCK 13, MCCAFFREY SUBDIVISION.

BUILDING DATA

MAXIMUM BUILDING HEIGHT:24 FEET
MINIMUM BUILDING SETBACK:
 ALICE AVENUE.....10 FEET
 CARDENAS DRIVE.....15 FEET
 WEST PROPERTY LINE.....24.42 FEET
 PUBLIC ALLEY.....15.5 FEET
MAXIMUM DWELLING UNITS:24 UNITS

PROJECT NUMBER: #1009600

APPLICATION NUMBER: SDP FOR BP 13EPC-40097, SDP FOR SUBD. 13EPC-40099, ZONE MAP AMEND. 13EPC-40098

DRB SITE DEVELOPMENT PLAN APPROVAL:

[Signature] 07-17-13
[Signature] 09-17-13
[Signature] 7-17-13
[Signature] 7-17-13
[Signature] 7-17-13

Cinelli / Roger Cinelli & Assoc.
 ARCHITECTS 2418 Manuel Torres Lane N.W.
 Albuquerque, New Mexico 87107
 (505) 243-8211

PROJECT TITLE:
**ALICE TOWNHOUSES
 FOR AHMET TIRYAKI**
 5600 ALICE AVENUE N.E.
 ALBUQUERQUE, NEW MEXICO

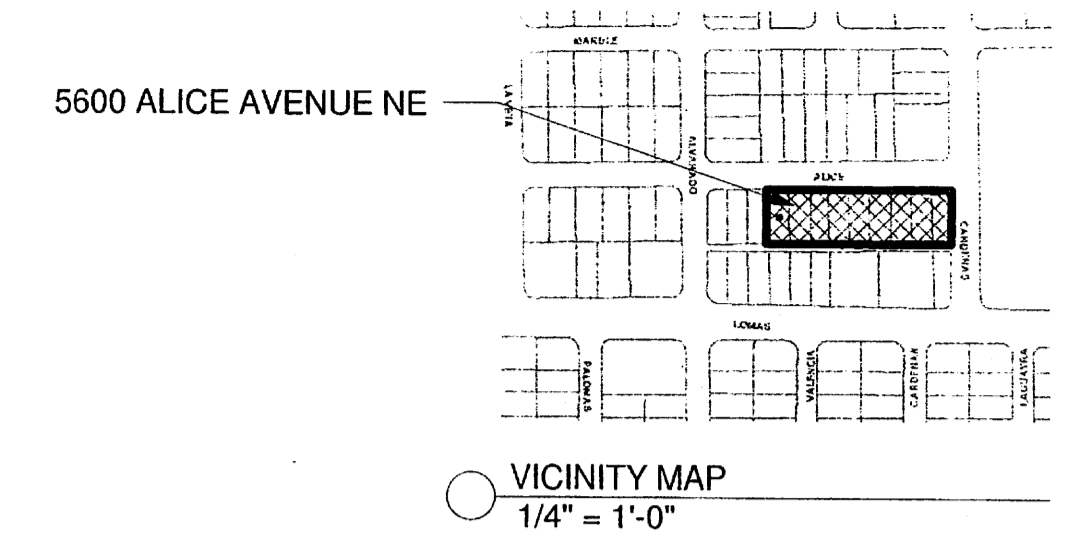
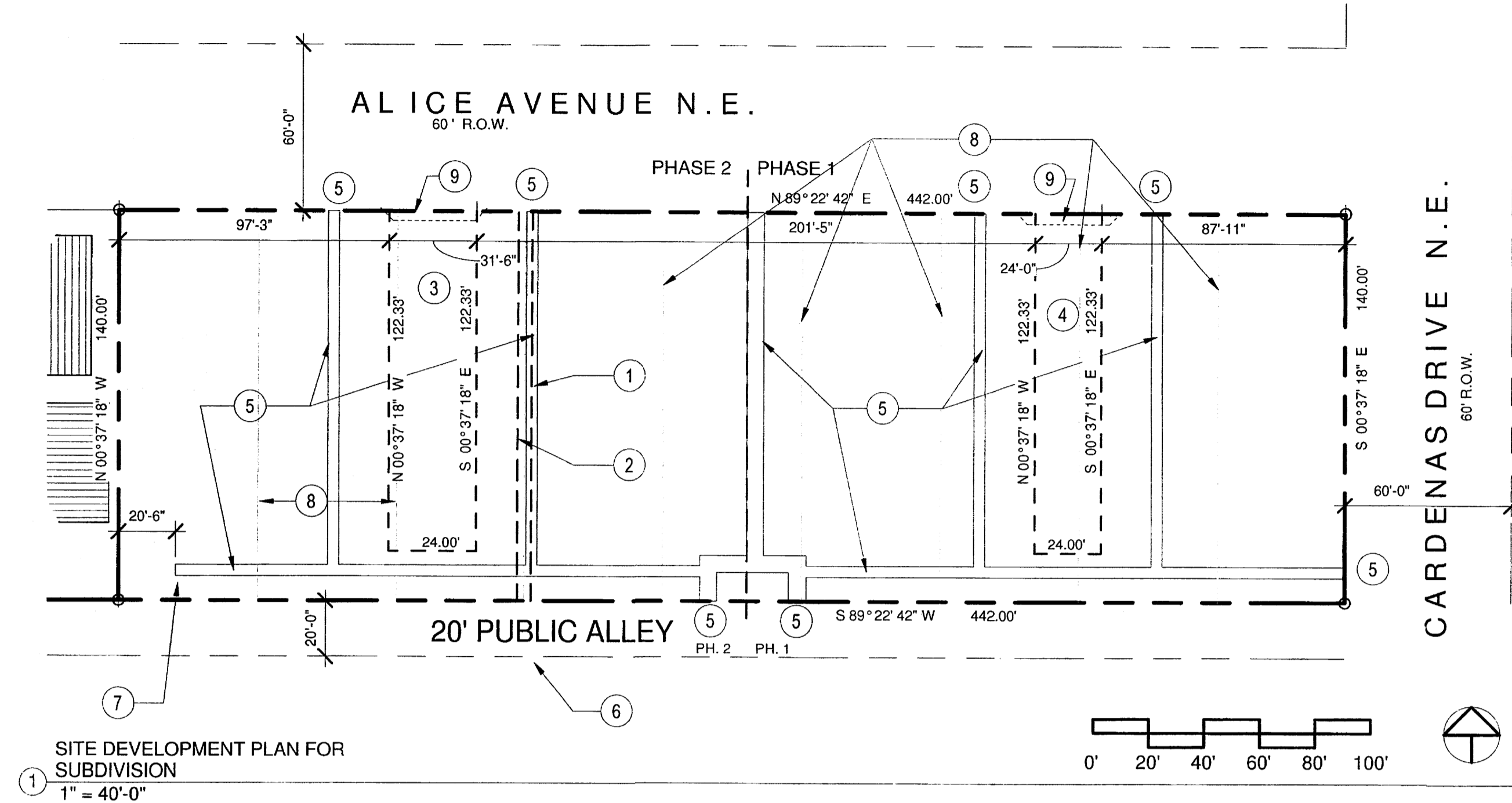
DRAWING TITLE:
**SITE DEVELOPMENT PLAN FOR
 SUBDIVISION**

SEAL

 DATE
 JUNE 28, 2013
 PROJECT NO.
 TIRY24
 DRAWING NO.

DRB-1.0

SITE DEVELOPMENT PLAN FOR SUBDIVISION 5600 ALICE AVENUE NORTHEAST



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DRB SITE DEVELOPMENT PLAN APPROVAL:

Public Engineer, Transportation Division	Date
Public Development	Date
Parks & Recreation Department	Date
City Engineer	Date
Environmental Health Department (Sanitation)	Date
Public Waste Management	Date
DRB Coordinator, Planning Department	Date

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 LANDSCAPING SHALL COMPLY WITH THE DESIGN REQUIREMENTS OF THE CITY OF ALBUQUERQUE GENERAL LANDSCAPING REGULATIONS 14-16-3-10 AND THIS SECTION. LANDSCAPING IS A KEY ELEMENT OF THE DESIGN. IT IS INTEGRAL TO THE GOAL OF PROVIDING PLACES THAT PROMOTE COMMUNITY AND ENRICH THE LIVES OF THE AREA RESIDENTS. THE LANDSCAPE NETWORK CONSISTS OF:
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 THE PROPOSED BUILDING DESIGN IS A PITCHED SHINGLE ROOF/FRAME-STUCCO DESIGN. IT FITS IN WITH THE PREDOMINANT BUILDING STYLES DISPLAYED BY THE RESIDENCES IN THE AREA. COMPLEMENTARY STUCCO COLORS APPLIED TO ALTERNATING BUILDINGS ADD VARIETY AND FURTHER THE NEIGHBORHOOD "LOOK".

C. BUILDING HEIGHT, SCALE, MASSING, MATERIALS COLORS AND ARTICULATION
 THE DEVELOPMENT IS ORGANIZED TO EMPHASIZE AN URBAN BUILDING MASSING RESPONSE TO THE SITE. THE BUILDING ARE PLACED WITH THEIR FRONT FACADES FACING EACH OTHER AND PRIVATE LANES. RATHER THAN TOWER OVER THE LANDSCAPE, THE BUILDINGS ARE ENHANCED WITH SINGLE STORY FEATURES THAT SCALE DOWN TO THE STREET/LANE LEVEL. COMPLEMENTARY STUCCO COLORS APPLIED TO ALTERNATING BUILDINGS AND COURTYARD WALLS ADD VARIETY AND FURTHER THE NEIGHBORHOOD "LOOK". OFF STREET PARKING TO ACCOMMODATE GUEST PARKING IS AVAILABLE THROUGHOUT THE SITE, FROM THE ALLEY.

ALL OF THE EXTERIOR BUILDING WALLS AND MOST OF THE COURTYARD WALLS INCLUDE A PALETTE OF EARTH-TONED STUCCO. ADDITIONALLY, ROOF STYLES VARY FROM SIMPLE SHED TO LOW SLOPE GABLE.

5. SIGNAGE
A. STANDARDS FOR WALL MOUNTED SIGNS: LOCATION OF SIGNS; MAXIMUM NUMBER OF SIGNS
 ALL SIGNAGE SHALL CONFORM TO THE SIGNAGE REGULATIONS FOUND IN THE CITY OF ALBUQUERQUE ZONE CODE. EACH UNIT SHALL BE NUMBERED. ADDRESS SIGNAGE SHALL FACE ALICE AVE. N.E.

5. APPROVAL PROCESS
 THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT MAY BE SLIGHTLY MODIFIED OR ADJUSTED, IF NECESSARY, TO ASSURE CONSISTENCY WITHIN THE DEVELOPMENT AND TO ALLOW FLEXIBILITY FOR THE DEVELOPER TO POSITIVELY REFINE THE DEVELOPMENT TO MITIGATE DESIGN CHALLENGES AND ENHANCE DESIGN OPPORTUNITIES. MODIFICATION PROCEDURES AND THE SUBSEQUENT APPROVAL PROCESS SHALL BE AS SPECIFIED FOR PROPERTIES IN THE SU-1 ZONING DESIGNATION OF THE CITY OF ALBUQUERQUE ZONING CODE.

SUBDIVISION DATA

PROJECT LOCATION: SOUTHWEST CORNER OF ALICE AVENUE AND CARDENAS DRIVE N.E. 5600 ALICE AVENUE N.E., ALBUQUERQUE, NM

ZONE ATLAS MAP: J-18
 GROSS ACRES: 1.4206
 NO. OF LOTS COMBINED: 9
 NO. OF LOTS CREATED: 1
 EXISTING ZONING: P & O-1
 PROPOSED ZONING: SU-1 FOR TOWNHOUSE
 DATE OF SURVEY: JANUARY 2013

BUILDING DATA

MAXIMUM BUILDING HEIGHT: 24 FEET
 MINIMUM BUILDING SETBACK:
 ALICE AVENUE: 10 FEET
 CARDENAS DRIVE: 15 FEET
 WEST PROPERTY LINE: 24.42 FEET
 PUBLIC ALLEY: 15.5 FEET
 MAXIMUM DWELLING UNITS: 24 UNITS

Cinelli / Roger Cinelli & Assoc.
 ARCHITECTS / 2418 Manuel Torres Lane N.W., Albuquerque, New Mexico 87107 (505) 243-8211

PROJECT TITLE: ALICE TOWNHOUSES FOR AHMET TIRYAKI
 5600 ALICE AVENUE N.E. ALBUQUERQUE, NEW MEXICO

DRAWING TITLE: SITE DEVELOPMENT PLAN FOR SUBDIVISION

SEAL: [Professional Seal of Roger Cinelli, No. 1102, Exp. 12/31/13, Registered Architect]

DATE: JUNE 28, 2013 PROJECT NO.: TIRY24
 DRAWING NO.: DRB-1.0

INTRODUCTION

THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT SUBMITTAL SHALL SERVE AS THE OWNER'S SUBMITTAL FOR SUBDIVISION AND ZONE CHANGE TO THE PROPERTY LOCATED @ THE SOUTHWEST CORNER OF ALICE AVE. N.E. AND CARDENAS DRIVE N.E.

THE SUBJECT PROPERTY CONSISTS OF (9) ADJACENT PARCELS, TWO OF WHICH ARE ZONED P AND SEVEN OF WHICH ARE ZONED O-1. THE CARPENTER'S LOCAL UNION MAIN UNION HALL WAS LOCATED AT THE INTERSECTION OF ALICE AVENUE AND CARDENAS DRIVE. A SEPARATE, SMALLER FACILITY, THE EDUCATIONAL CENTER, WAS LOCATED AT THE WESTERN EDGE OF THE PROPERTY. BOTH CARPENTER'S UNION BUILDINGS RESIDED ON THE O-1 ZONED LOTS. THE LARGE ASPHALT PARKING LOT THAT SERVED AND SEPARATED BOTH FACILITIES WAS LOCATED ON THE P ZONED LOT. A MAJOR CENTURY LINK BURIED FIBER OPTIC LINE RUNS NORTH-SOUTH THROUGH THE P ZONED LOT.

BOTH STRUCTURES HAVE BEEN DEMOLISHED; THE CURRENTLY UNIMPROVED PROPERTY IS UNDER CONTRACT BY MR. AHMET TIRYAKI.

THE SUBJECT PROPERTY IS LOCATED IN THE FAIR HEIGHT NEIGHBORHOOD (FHNA). THE NEIGHBORHOOD ASSOCIATION HAS BEEN APPRISED OF THIS REQUEST. MEETINGS WITH THE NEIGHBORHOOD HAVE BEEN CONDUCTED AND HAVE BEEN FRUITFUL. THE NEIGHBORHOOD HAS BEEN CONSULTED ON ISSUES RELATING TO COLOR SCHEMES AND LANDSCAPING. THERE RECOMMENDATIONS HAVE BEEN INCORPORATED INTO THE DESIGN. THE FHNA IS IN AGREEMENT WITH THE PROPOSAL - SEE ATTACHED LETTER DATED JANUARY 23, 2013.

THE NEIGHBORING ZONING LENDS LEGITIMACY TO THIS ZONE CHANGE REQUEST. THE FAIR PLAZA APARTMENTS AT 5901 ALICE AVENUE IS LOCATED ACROSS ALICE AVENUE FROM THE SUBJECT PROPERTY. IT IS A TWO STORY EXTERIOR BALCONY SINGLE BUILDING COMPLEX WITH A LARGE PARKING LOT FRONTING ON ALICE AVENUE. WHILE THE COURTYARD IS LANDSCAPED THERE IS LITTLE OR NO LANDSCAPING ALONG THE STREET. RESIDENTIAL ZONING AND USES PREDOMINATE TO THE NORTH, NORTHWEST AND WEST OF THE SUBJECT PARCEL. THE CHARACTERISTIC SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD IS BOUNDED BY MADEIRA DRIVE ON THE WEST AND AS FAR AS CONSTITUTION NE TO THE NORTH.

OFFICE AND COMMERCIAL ZONING FRAME THE DEVELOPMENT ON THE EAST AND SOUTH. A STRIP OF COMMERCIAL USES AND AN 18' WIDE PAVED ALLEY SEPARATE THE PROPOSED DEVELOPMENT FROM LOMAS BOULEVARD ARTERIAL STREET. THE SITE IS BRACKETED ON THE WEST BY REHM'S NURSERY'S GREENHOUSE COMPLEX AND GARDENS. SEPARATED BY A 6' BLOCK WALL, THE GREENHOUSES SERVE THE RETAIL FACILITY ON LOMAS.

THE NINE LOTS SHALL BE COMBINED INTO ONE PARCEL. A TWO PHASE TOWNHOUSE DEVELOPMENT IS PROPOSED FOR THE COMBINED LOT PARCEL: PHASE 1 TO THE EAST AND PHASE 2 TO EXTEND THE DEVELOPMENT TOWARDS THE WEST PROPERTY LINE. THE TWO/THREE BEDROOM, TWO STORY TOWNHOUSE CONFIGURATION PROVIDES AN ACCEPTABLE DENSITY (FAR = 59) RESIDENTIAL USE AT THE INTERFACE BETWEEN THE NEIGHBORHOOD EDGE AND THE SIX LANE ARTERIAL STREET (LOMAS BLVD).

THE PROPOSED TOWNHOUSE CONFIGURATION ORIENTS THE UNIT ENTRY DRIVEWAYS AWAY FROM THE LOCAL STREET. ALL VEHICULAR ACCESS IS PROVIDED VIA TWO NORTH-SOUTH PRIVATE LANES. THESE VEHICULAR/PEDESTRIAN LANES TERMINATE IN A LANDSCAPED AREA AT THE SOUTH, SEPARATING THEM FROM THE EXISTING ALLEY.

ALL PROPOSED TOWNHOUSES ARE TWO STORY WITH SINGLE STORY FEATURES. ALL VEHICULAR LANE FRONTAGES ARE SINGLE STORY. ADDITIONALLY, THE THREE BEDROOM TOWNHOUSES, LOCATED ALONG ALICE AVENUE PRESENT A SINGLE STORY ELEVATION TO THE LOCAL STREET. THIS, A MORE GRADUAL BUILDING ELEVATION TRANSITION IS ACHIEVED FROM THE PASSERBY VIEW.

PEDESTRIAN FRIENDLY FEATURES, AS REQUESTED BY THE FHNA, ARE INCORPORATED INTO THE DESIGN. PHASE 1 BUILDING "A" TOWNHOUSE REAR COURTYARDS SHALL FRONT ON CARDENAS DRIVE. A LOWERED COURTYARD WALL AND GATE WILL SECURE THE YARD YET ALLOW A VISUAL CONNECTION AND ACCESS TO THE PUBLIC WAY. THE OPEN SPACE BETWEEN BUILDING "B" & "C" SHALL BE TREATED IN A SIMILAR FASHION. LOWERED COURTYARD WALLS WITH GATES SHALL AFFORD ACCESS TO A NORTH-SOUTH LANDSCAPED OPEN SPACE CORRIDOR. ADDITIONALLY, AN EAST-WEST PEDESTRIAN WALKWAY SHALL RUN PARALLEL ALONG THE 18' PAVED ALLEY TO PROVIDE ACCESS TO CARDENAS DRIVE. A LANDSCAPE STRIP SHALL SEPARATE THE WALKWAY FROM THE ALLEY PROPER. A PUBLIC BUS TRANSIT STOP LIES A MERE 160' FROM ALLEY OFF OF CARDENAS DRIVE.

LASTLY, THE TOWNHOUSES SHALL BE SET OFF FROM THE STREET FRONTAGES BY TREES AND SHRUBS. UNIT DRIVEWAYS WILL BE SEPARATED BY LANDSCAPE AREAS WITH TREES. THREES SHALL REACH A 25' TO 35' SPREAD AT MATURITY.

THE PROTOTYPICAL TOWNHOUSE UNIT PHOTO IS ATTACHED. THE TENTH AND CANDELARIA NW PROJECT PROVIDES AN ACCURATE PHOTOGRAPHIC RENDERING FOR REFERENCE.

NOTE:

PROVIDE WATER HARVESTING PONDS AT ALL REAR YARDS AS PER GRADING AND DRAINAGE PLAN - SEE DRB-2

5600 ALICE AVENUE NE

**ALICE AVENUE TOWNHOUSES FOR AHMET TIRYAKI
5600 ALICE AVENUE NORTHEAST
ALBUQUERQUE, NEW MEXICO**

PROJECT NUMBER: #1009600
APPLICATION NUMBER: SDP FOR BP 13EPC-40097, SDP FOR SUBD. 13EPC-40099, ZONE MAP AMEND. 13EPC-40098

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineer, Transportation Division	Date
Utilities Development	Date
Parks & Recreation Department	Date
City Engineer	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



VICINITY MAP - ZA MAP J-18

1" = 500'

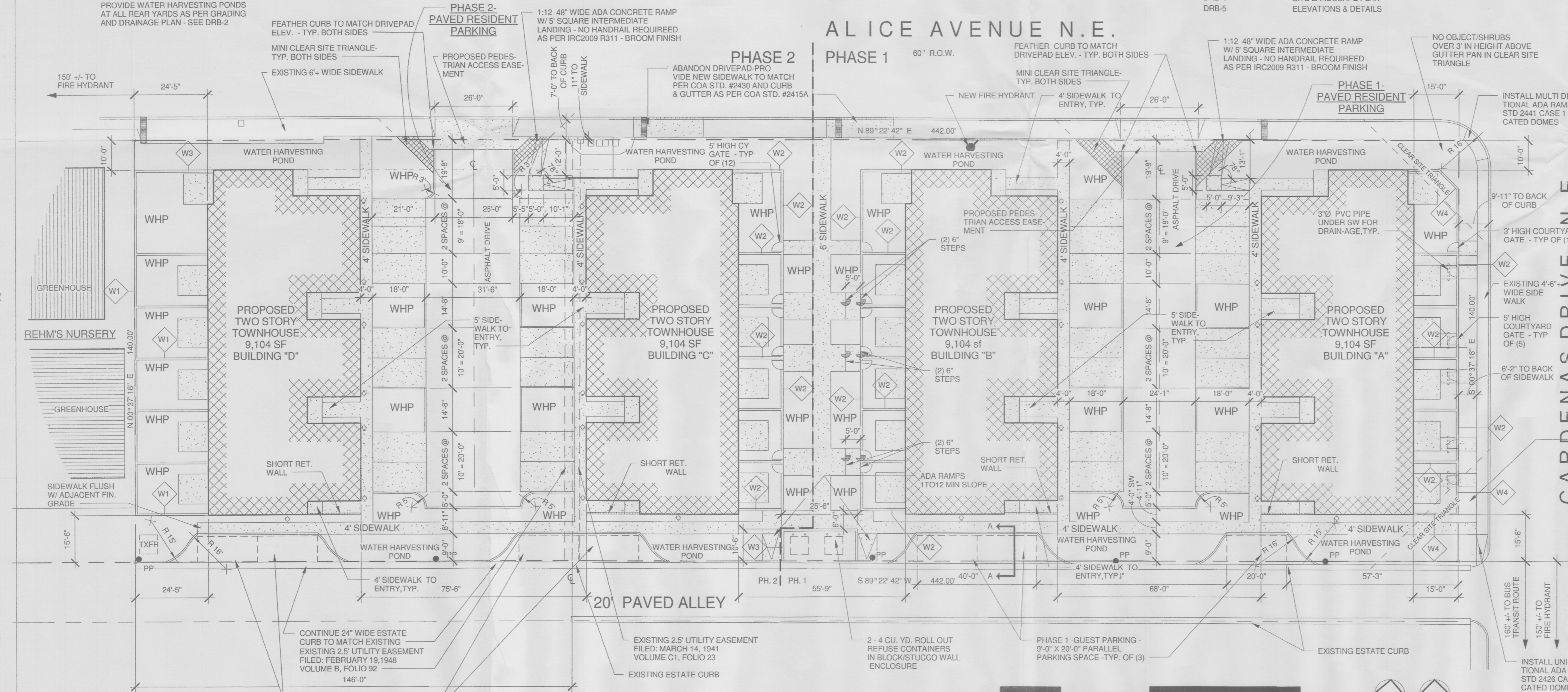
SHEET LIST

Sheet Number	Sheet Name
DRB-1	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
DRB-2	SITE DRAINAGE & GRADING PLAN
DRB-3	SITE UTILITY PLAN
DRB-4	SITE LANDSCAPE PLAN
DRB-5	ELEVATIONS & DETAILS

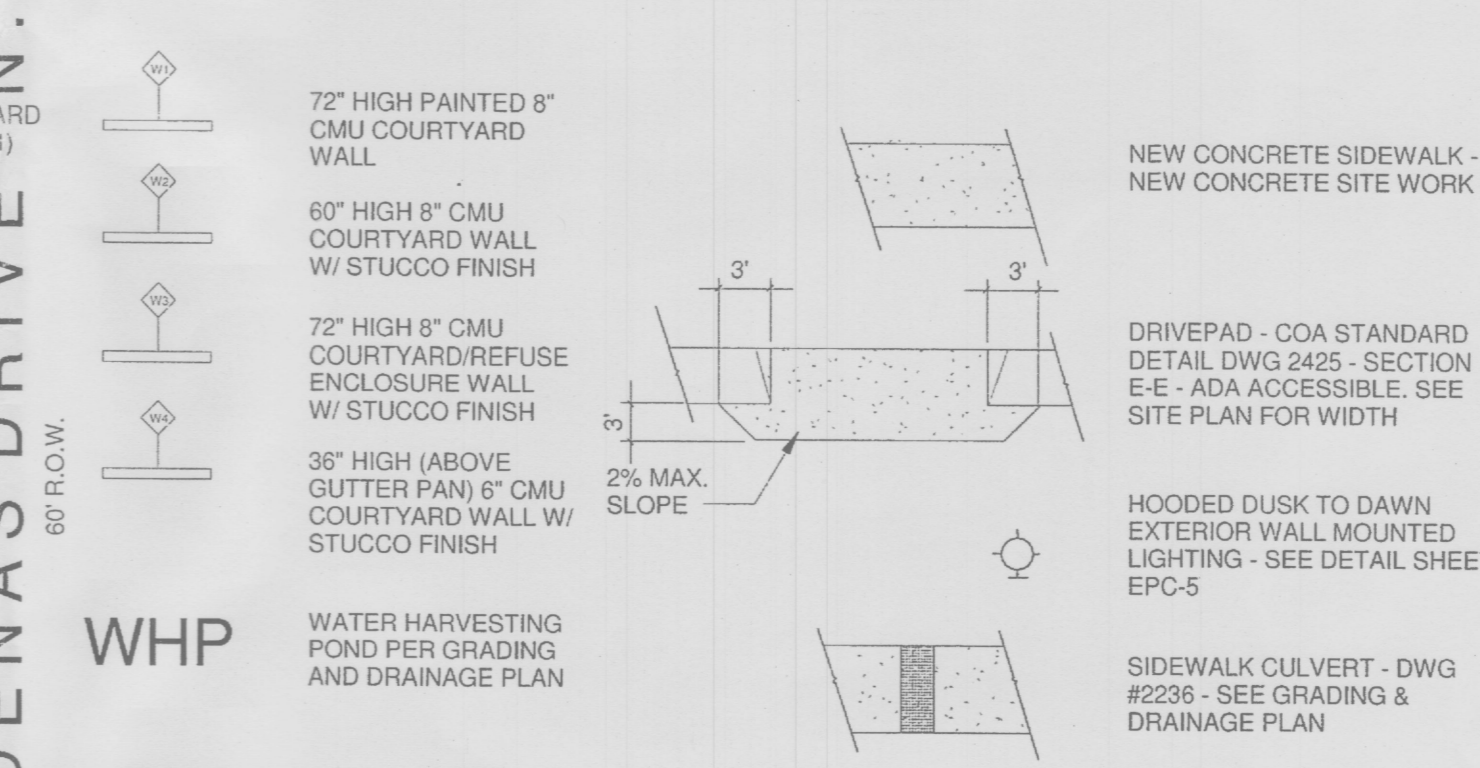
DESIGN CRITERIA

<p>CODES: 2009 IRC, 2009UMC, 2009 UPC, 2011NEC</p> <p>PROJECT LOCATION: SOUTHWEST CORNER OF ALICE AVENUE AND CARDENAS DRIVE N.E. 5600 ALICE AVENUE N.E., ALBUQUERQUE, NM</p> <p>ZONE ATLAS MAP: J-18</p> <p>LEGAL DESCRIPTION: LOTS 7 THRU 12, BLOCK 14 WILLIS SUBDIVISION AND LOTS 7 THRU 9, BLOCK 13, MCCAFFREY SUBDIVISION.</p> <p>TOTAL ACREAGE: 1.4206 ACRES</p> <p>PROPOSED PHASES: PHASE 1: .783 ACRES PHASE 2: .637 ACRES</p> <p>EXISTING ZONING: P AND O-1</p> <p>PROPOSED USES: RESIDENTIAL DWELLINGS</p> <p>PROPOSED PHASING: SU-1 FOR TOWNHOUSES - MAXIMUM 24 DWELLING UNITS</p> <p>CONSTRUCTION TYPE: TYPE VB NON SPRINKLERED</p> <p>SEISMIC ZONE: D</p> <p>MAXIMUM TOTAL DWELLING UNITS: 24 UNITS - 16 DU/S PER ACRE</p> <p>PHASE 1 REQUIRED PARKING: TOWNHOUSE UNITS- 12 UNITS X 2 PARKING SPACES = 24 PARKING SPACES</p> <p>PHASE 1 OFF STREET PARKING: OFF STREET PARKING = 23 PARKING SPACES + 3 GUEST PARKING SPACES = 31 PARKING SPACES</p> <p>PHASE 2 REQUIRED PARKING: TOWNHOUSE UNITS- 12 UNITS X 2 PARKING SPACES = 24 PARKING SPACES</p> <p>PHASE 2 OFF STREET PARKING: OFF STREET PARKING = 23 PARKING SPACES + 4 GUEST PARKING SPACES = 32 PARKING SPACES</p> <p>USABLE OPEN SPACE: PHASE 1 REQUIRED OPEN SPACE: 12 UNITS X 750 = 9,000 SF UCS PROVIDED = 13,441 SF COMPLIES</p> <p>PHASE 2 REQUIRED OPEN SPACE: 12 UNITS X 750 = 9,000 SF UCS PROVIDED = 14,043 SF COMPLIES</p> <p>LANDSCAPE CALCULATION: SEE SHEET DRB-4</p>	<p>TWO BEDROOM UNITS:</p> <p>FLOOR AREA (EA. UNIT): LOWER LEVEL HEATED 571 UPPER LEVEL HEATED 1188 SF TOTAL HEATED</p> <p>GARAGE TOTAL AREA 1452 SF</p> <p>THREE BEDROOM UNITS:</p> <p>FLOOR AREA (EA. UNIT): LOWER LEVEL HEATED 739 UPPER LEVEL HEATED 887 TOTAL HEATED 1420 SF</p> <p>GARAGE TOTAL AREA 424 SF 1844 SF</p> <p>BUILDING AREA:</p> <p>TYPICAL BUILDINGS "A", "B", "C" & "D": (5) TWO BEDROOM UNITS + (1) THREE BEDROOM UNIT</p> <p>5 X 1188 = 5940 SF 1 X 1420 = 1420 SF 7360 SF HEATED</p> <p>5 X 264 = 1320 SF 1 X 424 = 424 SF 1744 SF GARAGE</p> <p>TOTAL PROJECT BUILDING AREAS:</p> <p>PHASE 1: .783A +/-</p> <p>BUILDING "A" = 7,360 SF BUILDING "B" = 7,360 SF PHASE 1 HEATED AREA = 14,720 SQUARE FEET</p> <p>BUILDING "A" = 1744 SF BUILDING "B" = 1744 SF PHASE 1 GARAGE AREA = 3,488 SQUARE FEET</p> <p>PHASE 2: .637 A +/-</p> <p>BUILDING "C" = 7,360 SF BUILDING "D" = 7,360 SF PHASE 2 HEATED AREA = 14,720 SQUARE FEET</p> <p>BUILDING "C" = 1744 SF BUILDING "D" = 1744 SF PHASE 2 GARAGE AREA = 3,488 SQUARE FEET</p> <p>BOTH PHASES TOTAL:</p> <p>PHASE 1 HEATED AREA = 14,720 SF PHASE 2 HEATED AREA = 14,720 SF SITE TOTAL HEATED AREA = 29,440 SQUARE FEET</p> <p>PHASE 1 GARAGE AREA = 3,488 SF PHASE 2 GARAGE AREA = 3,488 SF SITE TOTAL GARAGE AREA = 6,976 SQUARE FEET</p>
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ALICE AVENUE N.E.



SITE PLAN LEGEND

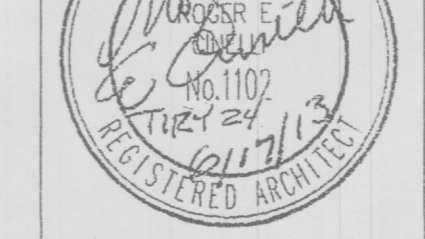


Cinelli / Roger Cinelli & Assoc.
2418 Manuel Torres Lane N.W.
Albuquerque, New Mexico 87107
(505) 243-8211

PROJECT TITLE:
**ALICE TOWNHOUSES FOR AHMET TIRYAKI
5600 ALICE AVENUE N.E.
ALBUQUERQUE, NEW MEXICO**

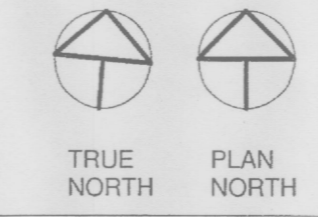
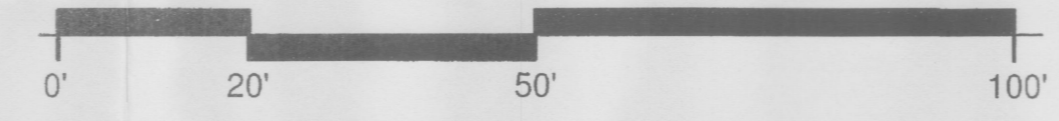
DRAWING TITLE:
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

DATE: JUNE 28, 2013 PROJECT NO.: TIRY24
DRAWING NO.:



DRB-1

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
1" = 20'-0"



NOTICE TO CONTRACTORS

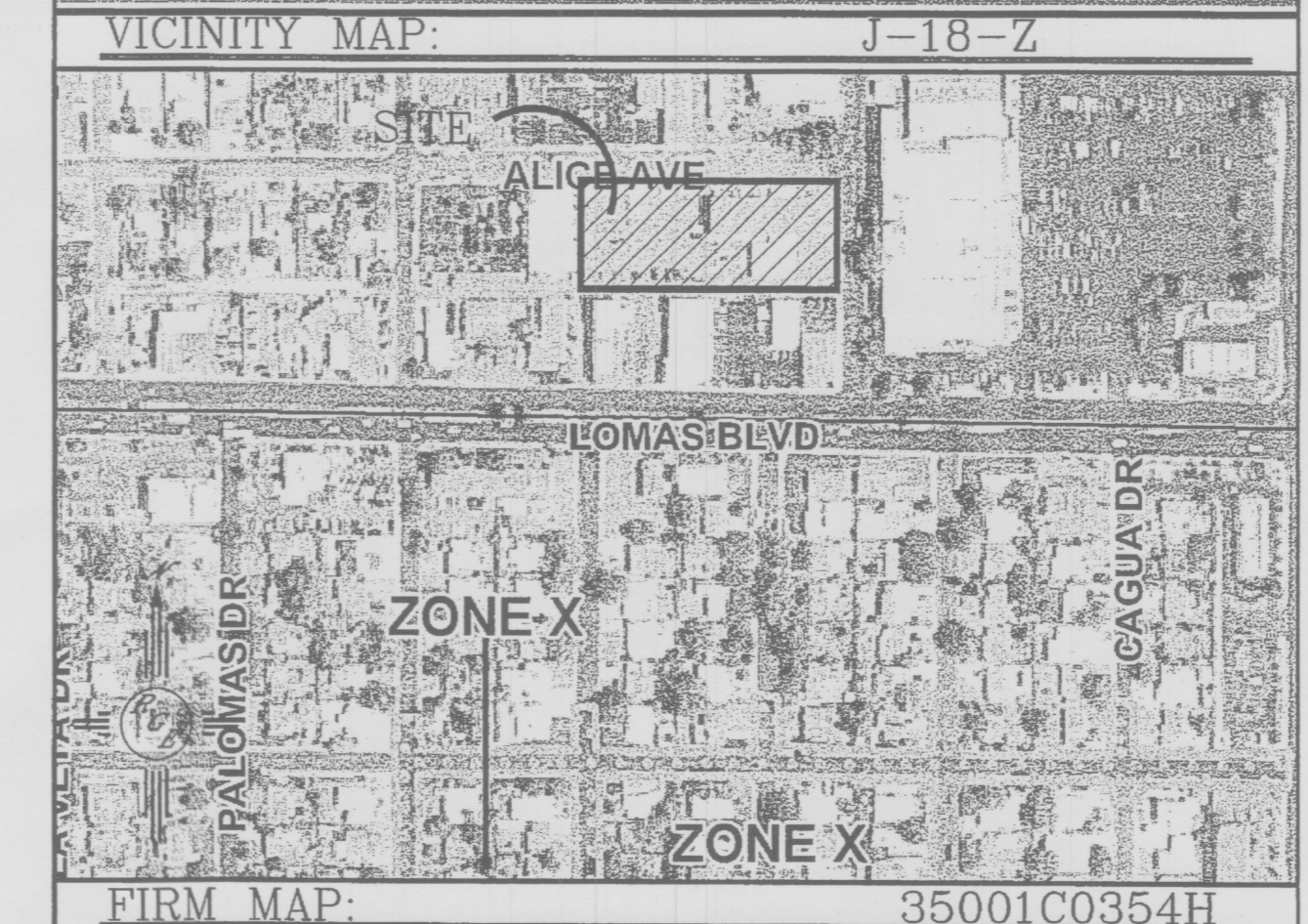
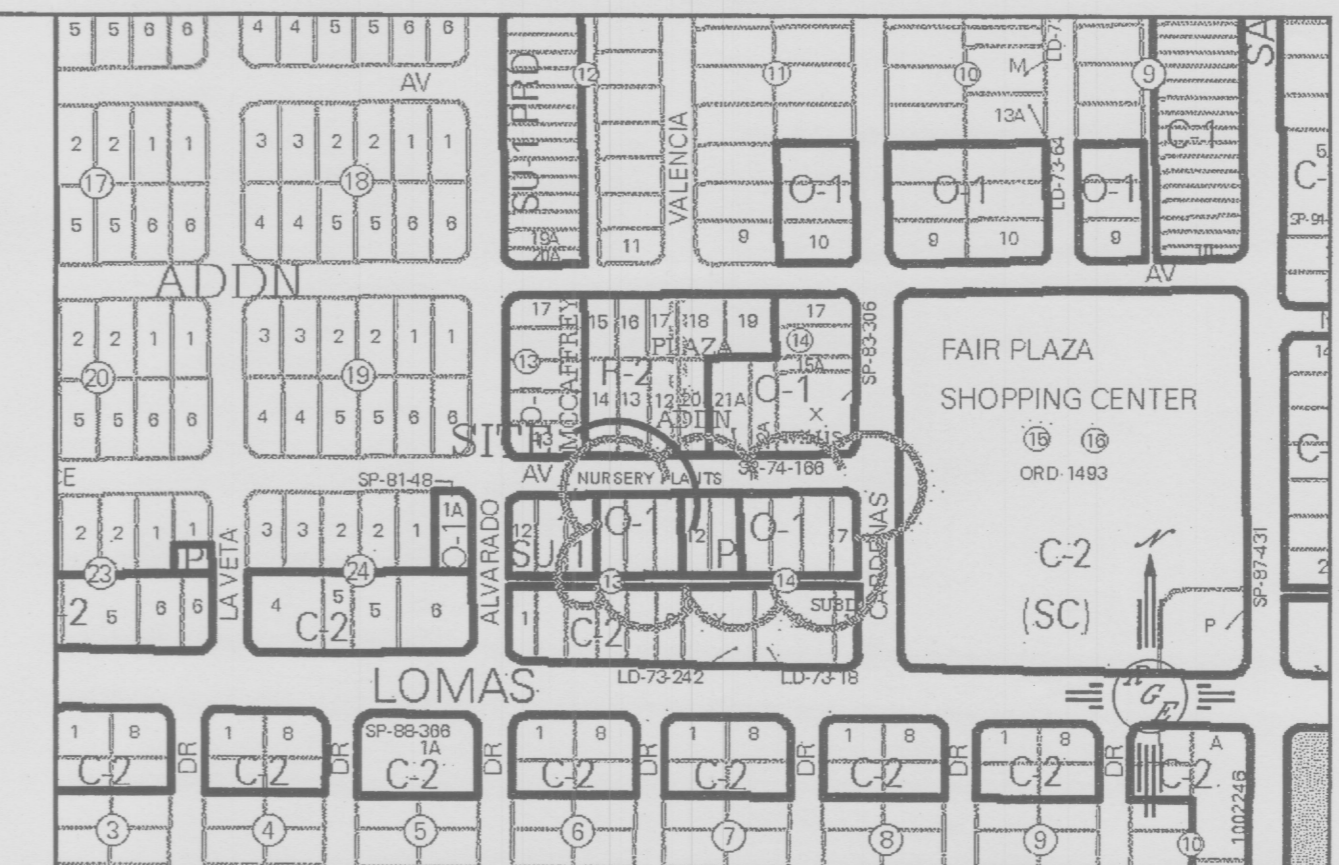
Noce to Contractor
(Special Order 19 ~ "50-19")

1. An excavation permit will be required before beginning any work within City Right-Of-Way.
2. All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
3. Two working days prior to any excavation, the contractor must contact New Mexico One Call, dial "811" (or (505) 260-1990) for the location of existing utilities.
4. Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to tract/street use.
6. Maintenance of the facility shall be the responsibility of the owner of the property being served.
7. Work on arterial streets shall be performed on a 24-hour basis.

APPROVAL	NAME	DATE
INSPECTOR		

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

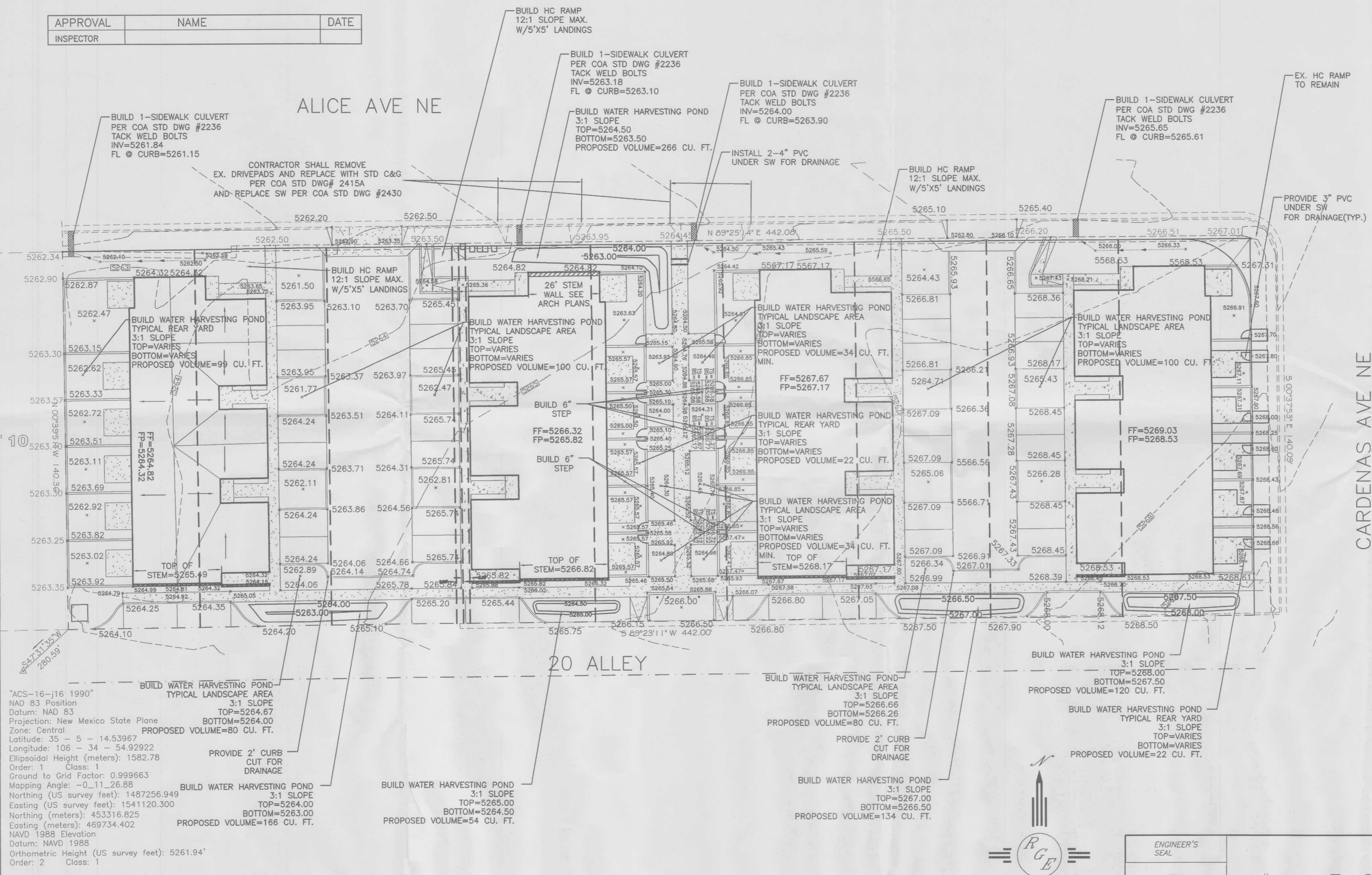


LEGAL DESCRIPTION:
LOTS 7-12, BLK 14, ALBUQUERQUE HIGHLANDS ADDITION

- NOTES:**
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
 2. ALL INTERIOR BACK YARD SCREEN WALLS BETWEEN TOWNHOUSES SHALL HAVE EVERY 3RD BLOCK TURNED AT GRADE FOR DRAINAGE.
 3. PEDESTRIAN ADA PATHS AT DRIVEWAYS SHALL BE MAINTAINED WITHIN PUBLIC SW EASEMENT.

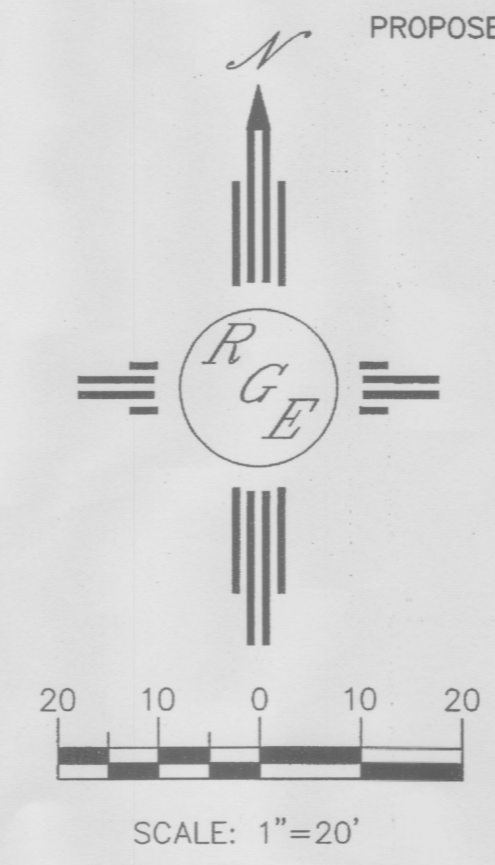
LEGEND

---	EXISTING CONTOUR
---	EXISTING INDEX CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED INDEX CONTOUR
---	BOUNDARY
---	CENTERLINE
---	RIGHT-OF-WAY
---	EXTENDED STEM WALL (SEE ARCH PLANS)
---	EXISTING SCREEN WALL
---	PROPOSED BUILDING
---	EXISTING EDGE OF CONCRETE
---	ROOF DRAINAGE (TYP. FOR ALL BLDGS)
---	FLOW LINE



"ACS-16-j16 1990"
NAD 83 Position
Datum: NAD 83
Projection: New Mexico State Plane
Zone: Central
Latitude: 35 - 5 - 14.53967
Longitude: 106 - 34 - 54.92922
Ellipsoidal Height (meters): 1582.78
Order: 1 Class: 1
Ground to Grid Factor: 0.999663
Mapping Angle: -0.112688
Northing (US survey feet): 1487256.949
Easting (US survey feet): 1541120.300
Northing (meters): 453316.825
Easting (meters): 469734.402
NAVD 1988 Elevation
Datum: NAVD 1988
Orthometric Height (US survey feet): 5261.94'
Order: 2 Class: 1

CAUTION:
EXISTING UTILITIES ARE NOT SHOWN.
IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



ENGINEER'S SEAL

DAVID SOULE
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
#14522

Rio Grande Engineering
PO BOX 93824
ALBUQUERQUE, NM 87199
(505) 872-0999

DRAWN BY: WCWJ	DATE: 5-20-13	PROJECT NO.: TRY24
21302-LAYOUT-1-09-13	SHEET #	DRAWING NO.
JOB # 21302	DRB-2	

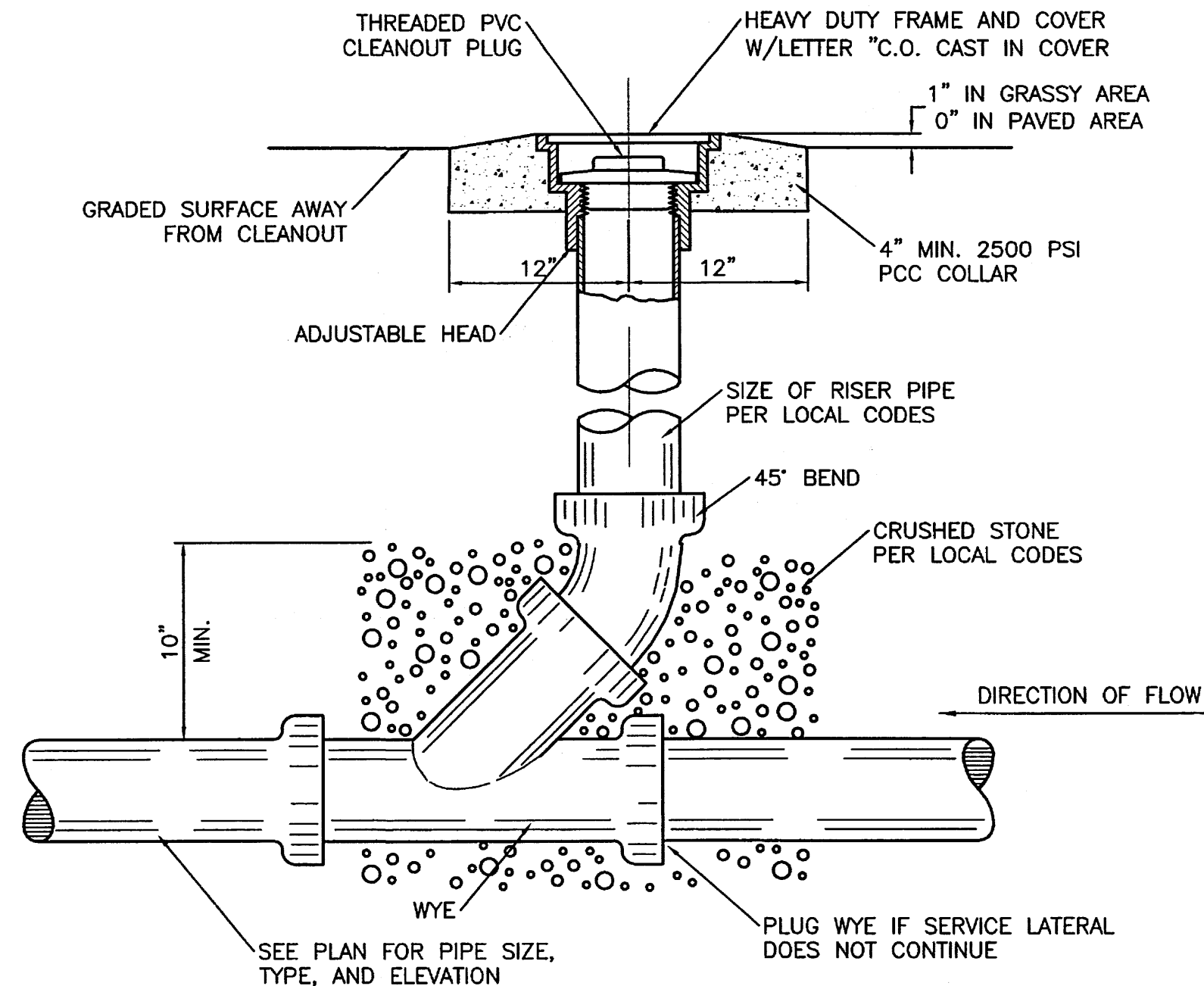
Cinelli ARCHITECTS
2418 Manuel Torres Lane N.W.
Albuquerque, New Mexico 87107
(505) 243-8211

PROJECT TITLE:
ALICE TOWNHOUSES FOR AHMET TIRYAKI
5600 ALICE AVENUE N.E.
ALBUQUERQUE, NEW MEXICO

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.
9. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.

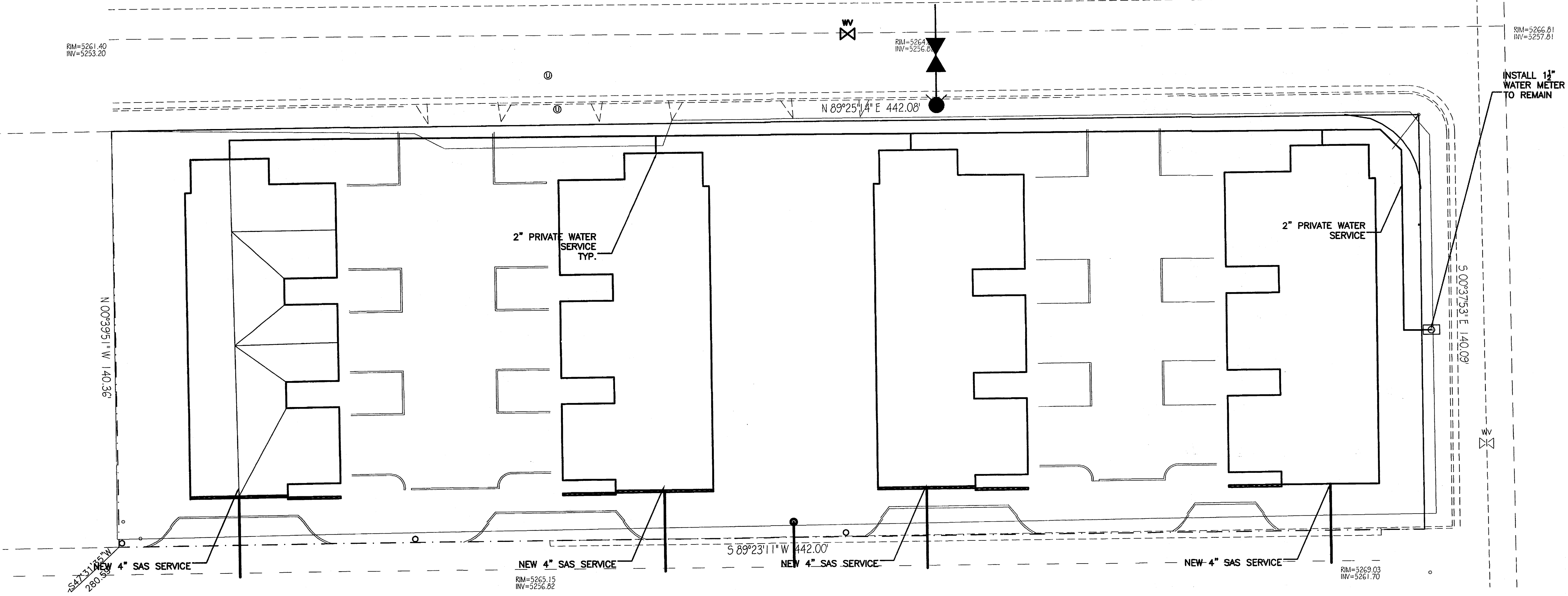
10. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER; IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.
11. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES FOR WHICH HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
12. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
13. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.
14. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.
15. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.
16. CONTRACTOR SHALL NOTIFY NEW MEXICO UTILITIES 3 DAYS IN ADVANCE OF CONSTRUCTION.



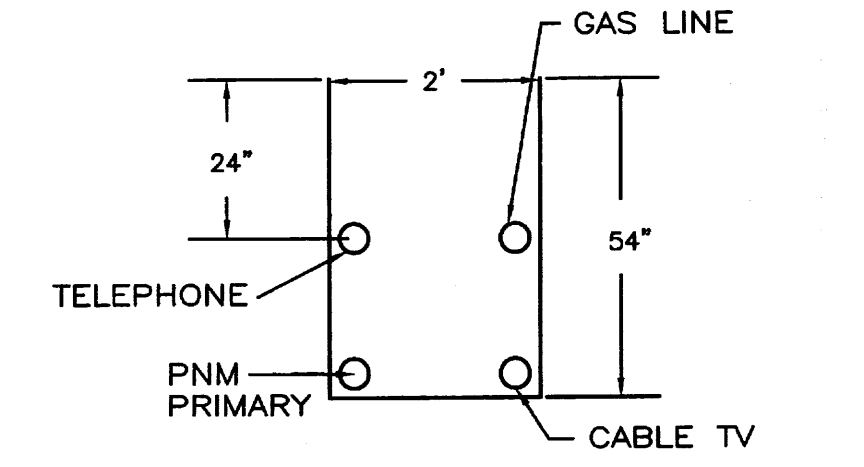
SANITARY SEWER CLEAN-OUT

WATER SHUTOFF PLAN SHUTOFF VALVES:

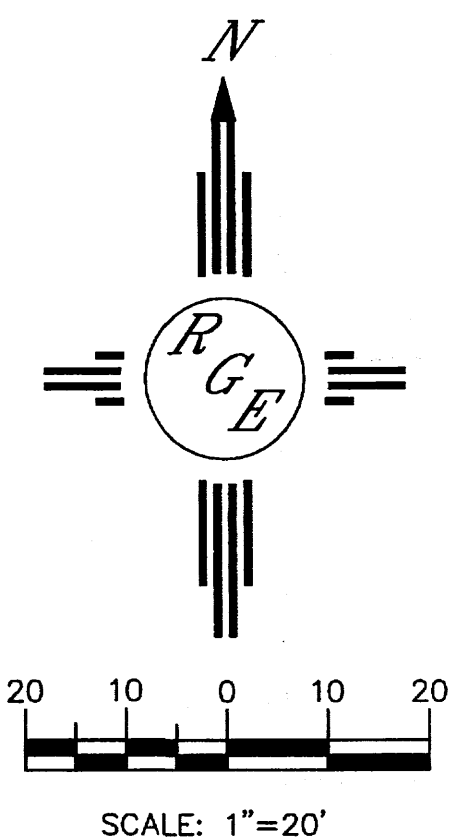
- WATER SHUTOFF NOTES:**
1. ONLY WATER AUTHORITY PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
 2. NOTIFY ABCWUA (PHONE 857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN.
 3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
 4. SHUTOFF THE VALVES CIRCLED IN THE PLAN VIEW.



LEGEND	
	EXISTING SAS MANHOLE
	EXISTING 8" SAS
	PROPOSED SAS MANHOLE
	PROPOSED SAS CLEANOUT
	PROPOSED 8" SAS
	SANITARY SEWER SERVICE LINE
	EXISTING 12" WL
	PROPOSED METER
	PROPOSED VALVE W/BOX
	PROPOSED FIRE HYDRANT
	WATER SERVICE LINE
	PROPOSED 8" WL
	PROPOSED STORM SEWER LINE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	CENTERLINE
	RIGHT-OF-WAY
	DRY UTILITY TRENCH
	BOUNDARY LINE
	EASEMENT



- GENERAL NOTES:**
1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
 2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
 3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
 4. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG. 2320.
 5. ALL PIPE MATERIAL TO BE USED PER UPC.



ENGINEER'S SEAL
DAVID SOULE
P.E. #14522

Pio Grande Engineering
PO BOX 93824
ALBUQUERQUE, NM 87199
(505) 872-0999

DRAWN BY WCWJ
DATE 3-25-13
21302-LAYOUT-1-09-13
SHEET #
JOB # 21302

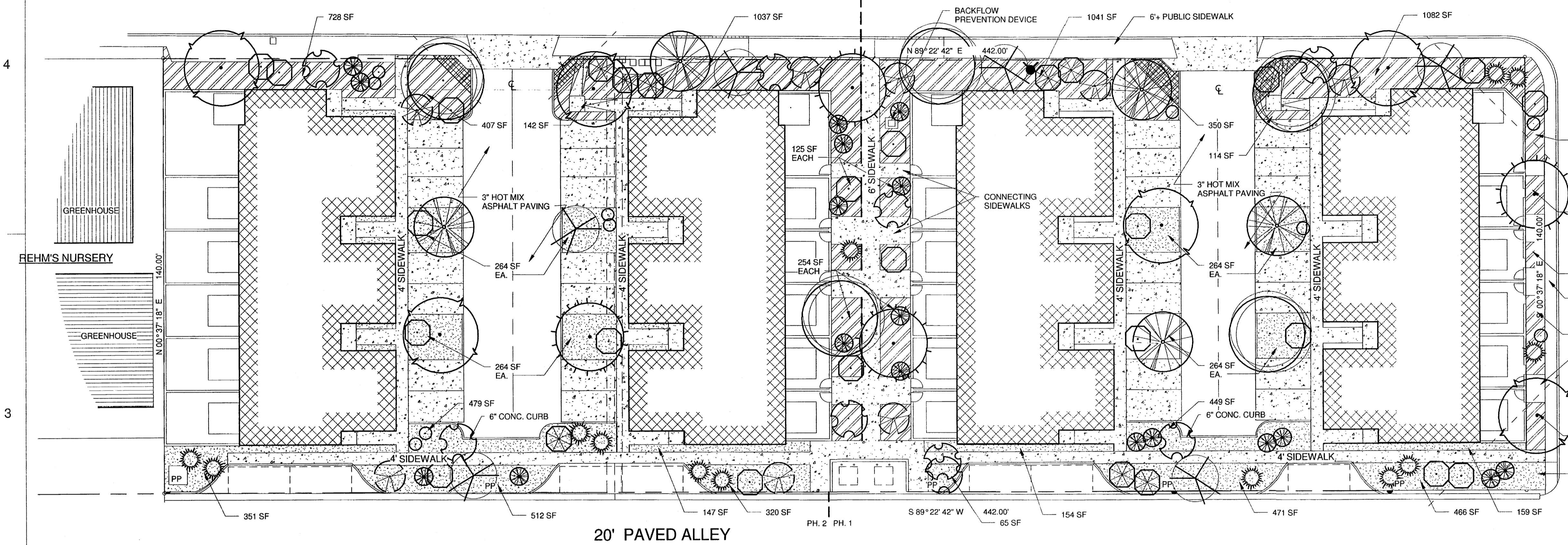
Cinelli ARCHITECTS / 2418 Manuel Torres Lane N.W.
Albuquerque, New Mexico 87107
(505) 243-8211

PROJECT TITLE: ALICE TOWNHOUSES FOR AHMET TIRYAKI
5600 ALICE AVENUE N.E.
ALBUQUERQUE, NEW MEXICO

DRAWING TITLE: SITE UTILITY PLAN
DATE MAR 25, 2013 PROJECT NO. TRY24
DRAWING NO. DRB-3

ALICE AVENUE N.E.

60' R.O.W.
PHASE 2 PHASE 1



1 SITE LANDSCAPE PLAN
1" = 20'-0"

PLANTING SCHEDULE						
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE SIZE	PHASE 1 COUNT AREA	PHASE 2 COUNT AREA	TOTAL COUNT
TREES						
	PURPLE LEAF PLUM (M)	Prunus Cerasifera, 2" cal.	20' tall x 20' spread	2	2	4
	ARIZONA ASH (M)	Fraxinus Velutina, 2" cal	40' tall x 35' spread	3	3	6
	CLEVELAND FLOWERING PEAR (M)	Pyrus Calleryana 'Cleveland', 2" cal	30' tall x 25' spread	2	2	4
	BRADFORD FLOWERING PLUM (M)	Prunus Cerasifera 'Bradford', 2" cal	30' tall x 20' spread	2	2	4
	NEW MEXICO OLIVE (M)	Forestiera Neomexicana, 2" cal	15' tall x 15' spread	3	3	6
SHRUBS						
	GREY LEAF COTONEASTER (M)	Cotoneaster Buxifolius, 1 Gal.	3' tall X 5' spread	6 150	7 175	13
	INDIAN HAWTHORN (M)	Raphiolepis Indica, 1 Gal.	3' tall x 4' spread	4 64	4 64	8
	SILVER QUEEN EUONYMUS (L)	Euonymus japonicus 1 Gal.	12' tall x 6' spread	10 360	10 360	20
	SILVERBERRY (M)	Elaeagnus Pungens 1 Gal.	10' tall x 10' spread	4 400	4 400	8
	LYNWOOD GOLD FORSYTHIA (M)	Forsythia X Intermedia 'Lynbrook Gold' 1 Gal.	12' tall x 12' spread	3 432	4 576	7
	BLUE RUG JUNIPER (L)	Juniperus Horizontalis 'Witoni' 1 Gal.	1' tall x 8' spread	10 640	10 640	20
	SEA GREEN JUNIPER (L)	Juniperus Chinensis 'Sea Green Juniper' 1 Gal.	4'-6" tall x 6'-8" spread	5 220	5 220	10
SHRUB GROUND COVER TOTAL AREAS				2266 SF	2435 SF	

LANDSCAPING CALCULATIONS & NOTES

LANDSCAPE CALCULATION:

PHASE 1:
LOT: 693A X 43560 = 30,170 SF
BUILDINGS: 10,440 SF
NET LOT AREA: 19,730 SF
REQUIRED LANDSCAPING: 19,730 X 15% = 2960 SF
LANDSCAPING PROVIDED: 5731 SF **COMPLIES**
REQUIRED 75% VEGETATIVE GROUND COVER = 75 X 2960 SF = 2220 SF
VEGETATIVE GROUND COVER PROVIDED: 2266 SF **COMPLIES**

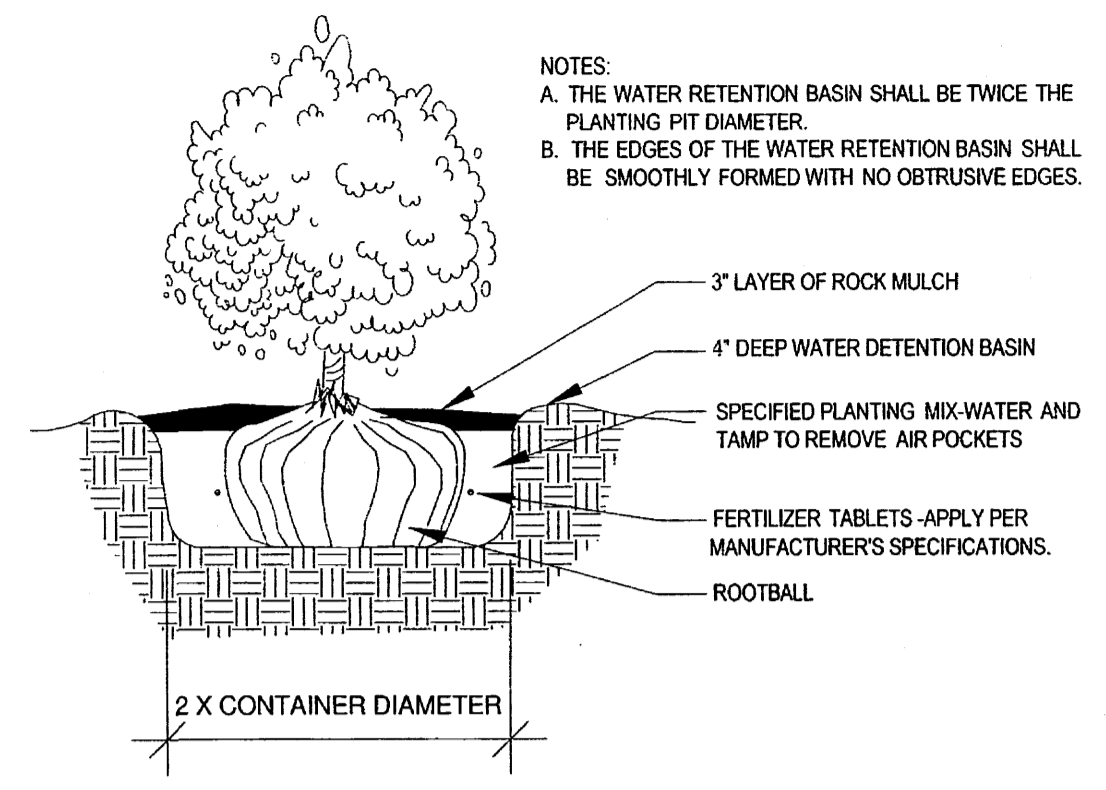
PHASE 2:
LOT: 728A X 43560 = 31,710 SF
BUILDINGS: 10,440 SF
NET LOT AREA: 21,270 SF
REQUIRED LANDSCAPING: 21,270 X 15% = 3191 SF
LANDSCAPING PROVIDED: 5912 SF **COMPLIES**
REQUIRED 75% VEGETATIVE GROUND COVER = 75 X 3191 SF = 2393 SF
VEGETATIVE GROUND COVER PROVIDED: 2435 SF **COMPLIES**

PLANT WATERING SHALL BE PROVIDED BY A DRIP IRRIGATION SYSTEM. CONTROLLERS SHALL BE PROVIDED IN THE NUMBER AND SPACING REQUIRED BY ZONE SPECIFICATION AND LOCATION. CONTROLLERS SHALL BE INSTALLED ON OWNERS HOUSE ELECTRICAL PANELS.

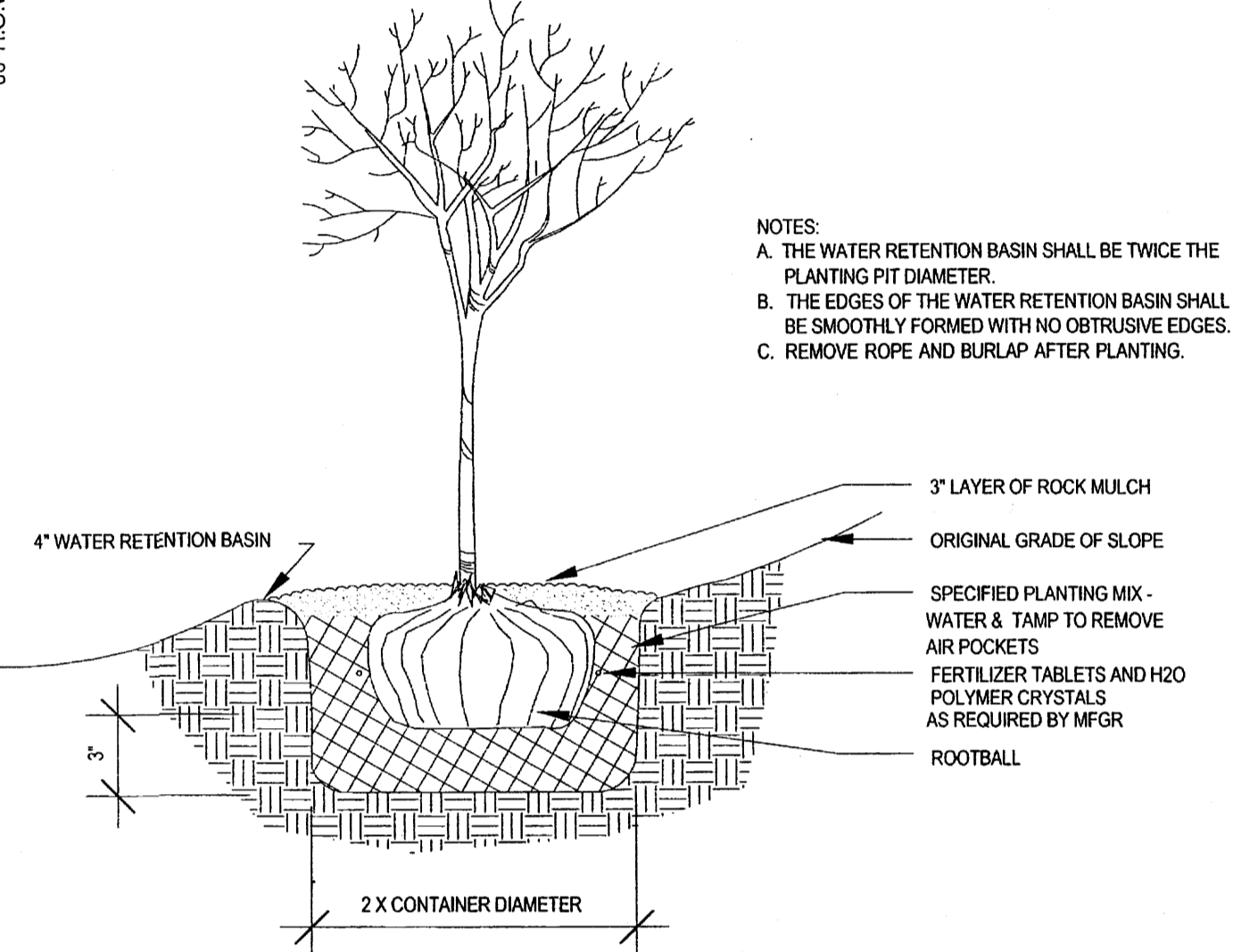
ALL LANDSCAPING SHALL BE MAINTAINED AND REPLACED, IF NECESSARY, BY THE OWNER.

STREET TREES @ ALICE AVENUE AND CARDENAS AVENUE CAN BE 1 1/2" CAL.

THE PROJECT SHALL COMPLY WITH THE "WATER CONSERVATION AND WATER WASTE ORDINANCE" - ARTICLE 6-1-1.



2 SHRUB PLANTING DETAIL
1 1/2" = 1'-0"



3 TREE PLANTING WELL
1 1/2" = 1'-0"

HATCH LEGEND

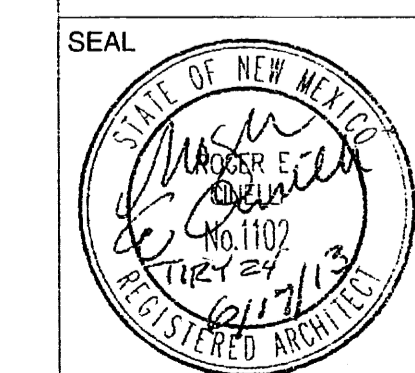
- 4" CONCRETE SIDEWALK, DRIVEWAY AND COMMONS AREA SLABS
- 4" DEPTH OF 3/4" SANTA ANA TAN DECORATIVE GRAVEL ON 6 MIL VISQUEEN
- 4" DEPTH OF 1" TO 1 1/2" GREY ROCK ON 6 MIL VISQUEEN

NOTE: GRAVEL AREAS @ UNIT ENTRY ALCOVES ARE NOT INCLUDED IN PROPOSED LANDSCAPE AREAS

Cinelli / Roger Cinelli & Assoc.
2418 Manuel Torres Lane N.W.
Albuquerque, New Mexico 87107
(505) 243-8211

PROJECT TITLE:
**ALICE TOWNHOUSES
FOR AHMET TIRYAKI
5600 ALICE AVENUE N.E.
ALBUQUERQUE, NEW MEXICO**

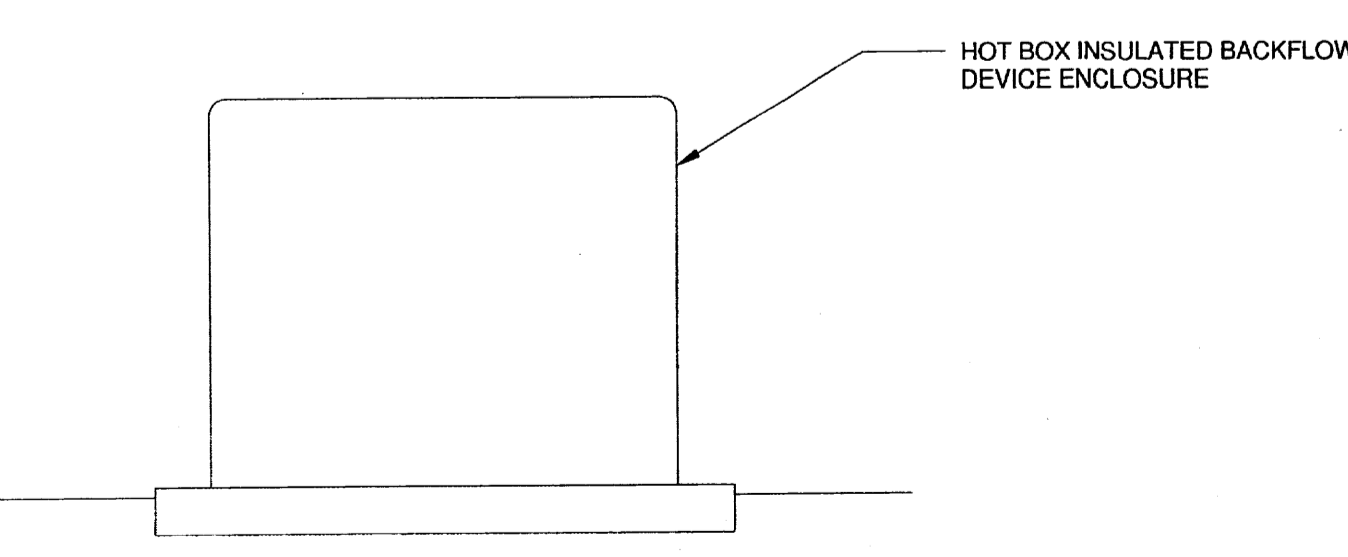
DRAWING TITLE:
SITE LANDSCAPE PLAN

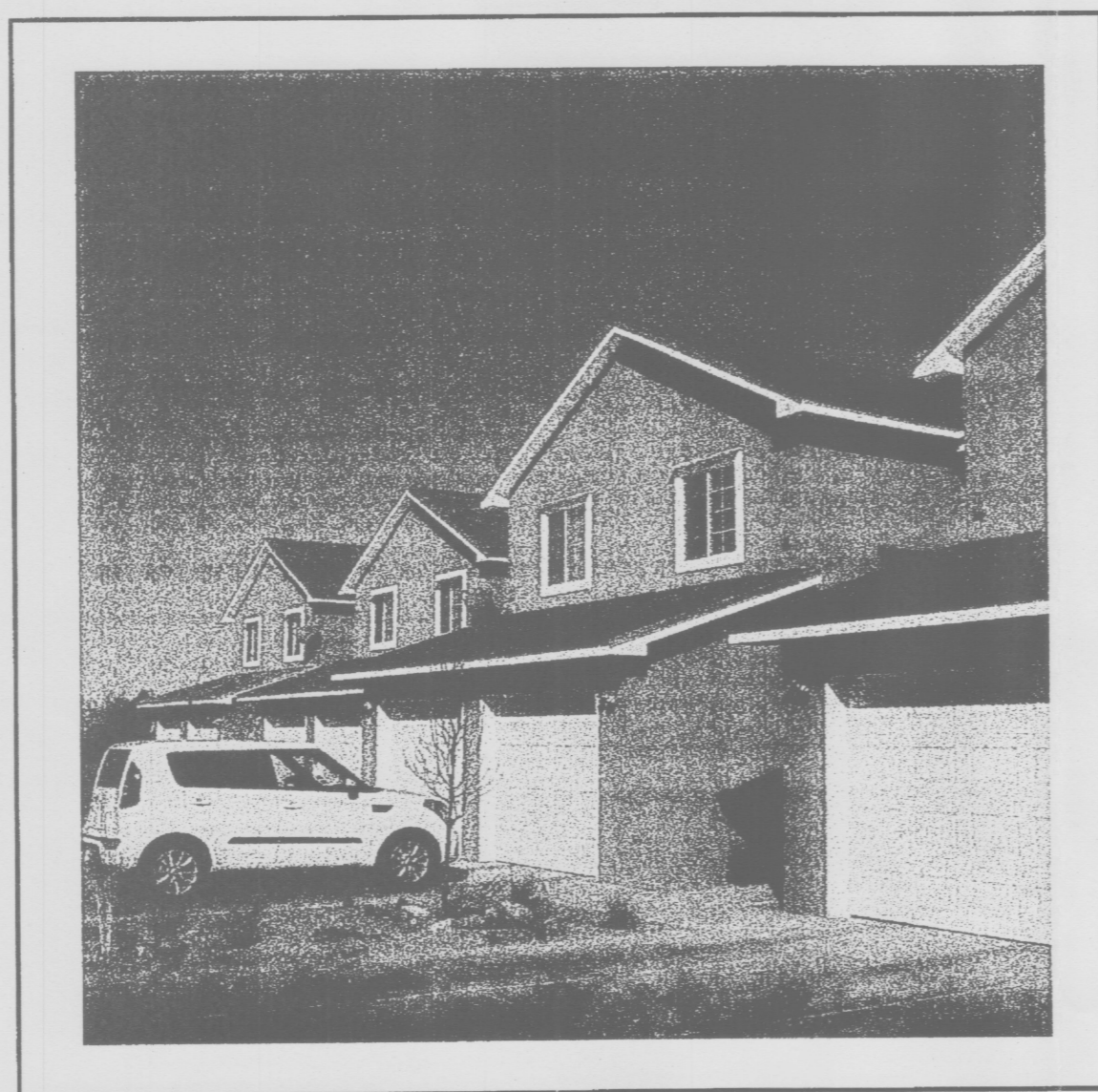


DATE: JUNE 28, 2013
PROJECT NO.: TIRY24
DRAWING NO.:

DRB-4

4 BACKFLOW PREVENTION DETAIL
1" = 1'-0"





10 PERSPECTIVE - 10TH & CANDELARIA
PROTOTYPE
NOT TO SCALE

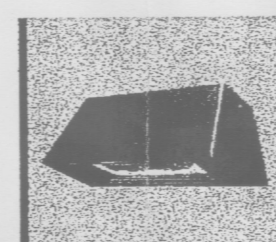
COOPER LIGHTING - LUMARK™

DESCRIPTION
The IMPACT Trapezoid cutoff wall luminaire makes an ideal complement to site design. UL Listed and CSA Certified for wet locations in down mount applications and damp locations in up mounted applications.
Rugged construction and full etched diffused optics provide facade and security lighting for light restricted areas surrounding schools, office complexes, apartments, and recreational facilities.

Project	TIRY24	Type	Details
Comments			
Prepared by	ROGER CINELLI	Date	03/21/13

SPECIFICATION FEATURES

- A - Housing**
Cast aluminum for precise control of beam spread and repeatability.
- B - Mounting**
Galvanized steel plate rigid steel mounting attachment fits directly to 2" J-box or wall with "Hook-N-Lock" mechanism for quick installation. Secured with two (2) copolymer corrosion resistant black oxide coated nylon head set screws concealed but accessible from bottom.
- C - Optical Module**
All optical modules utilize high performance 95% reflective sheet. Type 3 optical module is standard.
- D - Ballast**
HID luminaires supplied with high power factor ballast with Class II insulation. Minimum starting temperatures are -40°C (40°F) for HPS and -20°C (-2°F) for MH. Compact Fluorescent luminaires feature electronic universal 100-277V high efficiency ballast with -18°C (0°F) minimum starting.
- E - Door**
Die-cast door features, 18" head and impact resistant clear tempered glass lens mounted with internal plated steel clips and sealed with EPDM gasketing. Hinged door secured in place via two (2) copolymer fasteners.
- F - Finish**
Durable polyester powder coat finish. Standard color is bronze. Optional white and black colors available. Other finish colors available. Consult your Cooper Lighting representative concerning special color requirements.



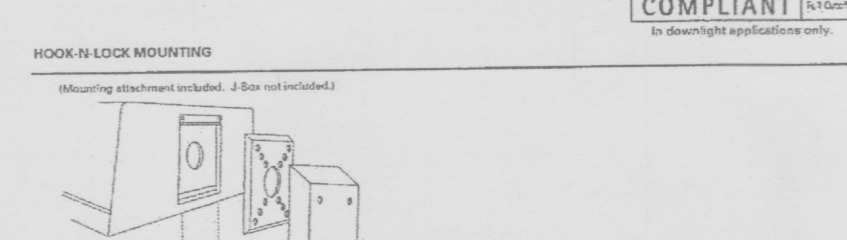
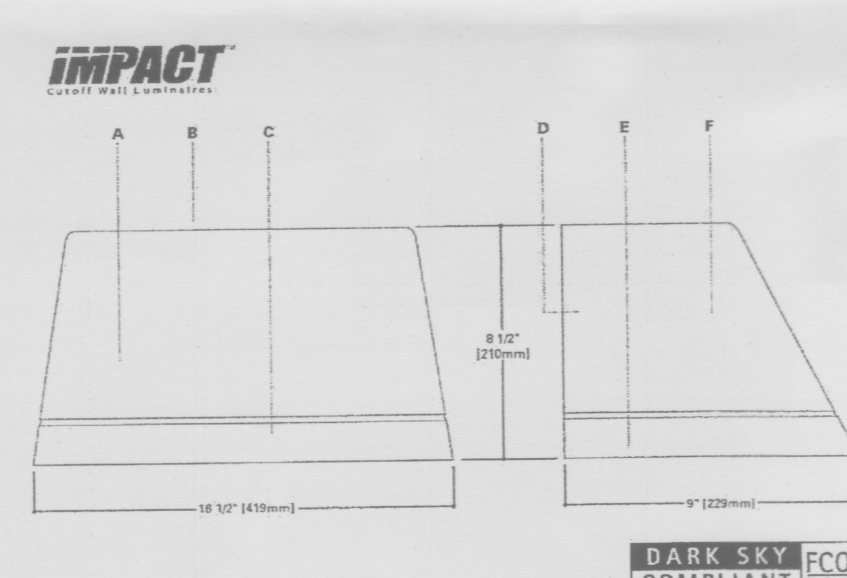
IP IMPACT TRAPEZOID

80 - 170W
High Pressure Sodium
Metal Halide
28 - 520W
Compact Fluorescent
FULL CUTOFF
WALL MOUNT LUMINAIRE

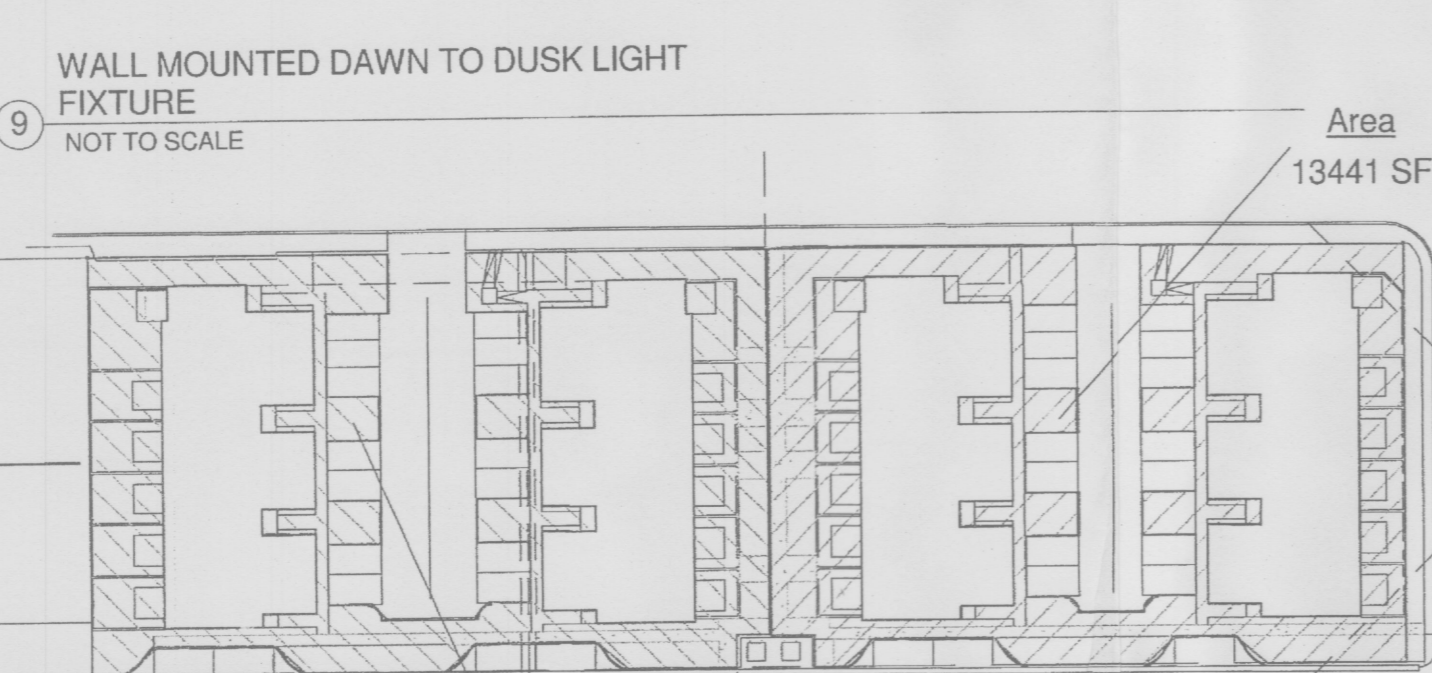
TECHNICAL DATA
35°C Maximum Ambient Temperature
External Supply Voltage 90°C Minimum
Brown Mount - Wet Location
Up Mount - Damp Location

ENERGY DATA
High Pressure Sodium Input Watts
100W HPS (HPS 100 Watts)
150W HPS (HPS 150 Watts)
170W HPS (HPS 170 Watts)
200W HPS (HPS 200 Watts)
250W HPS (HPS 250 Watts)
300W HPS (HPS 300 Watts)
350W HPS (HPS 350 Watts)
400W HPS (HPS 400 Watts)
500W HPS (HPS 500 Watts)
600W HPS (HPS 600 Watts)
700W HPS (HPS 700 Watts)
800W HPS (HPS 800 Watts)
900W HPS (HPS 900 Watts)
1000W HPS (HPS 1000 Watts)
Metal Halide Input Watts
100W MH (MH 100 Watts)
150W MH (MH 150 Watts)
200W MH (MH 200 Watts)
250W MH (MH 250 Watts)
300W MH (MH 300 Watts)
350W MH (MH 350 Watts)
400W MH (MH 400 Watts)
500W MH (MH 500 Watts)
600W MH (MH 600 Watts)
700W MH (MH 700 Watts)
800W MH (MH 800 Watts)
900W MH (MH 900 Watts)
1000W MH (MH 1000 Watts)

SHIPPING DATA
Approximate Net Weight
18 lbs. (8 kg.)



COOPER Lighting
Specifications and Dimensions subject to change without notice.
© 2012 Cooper Lighting
4/13/12

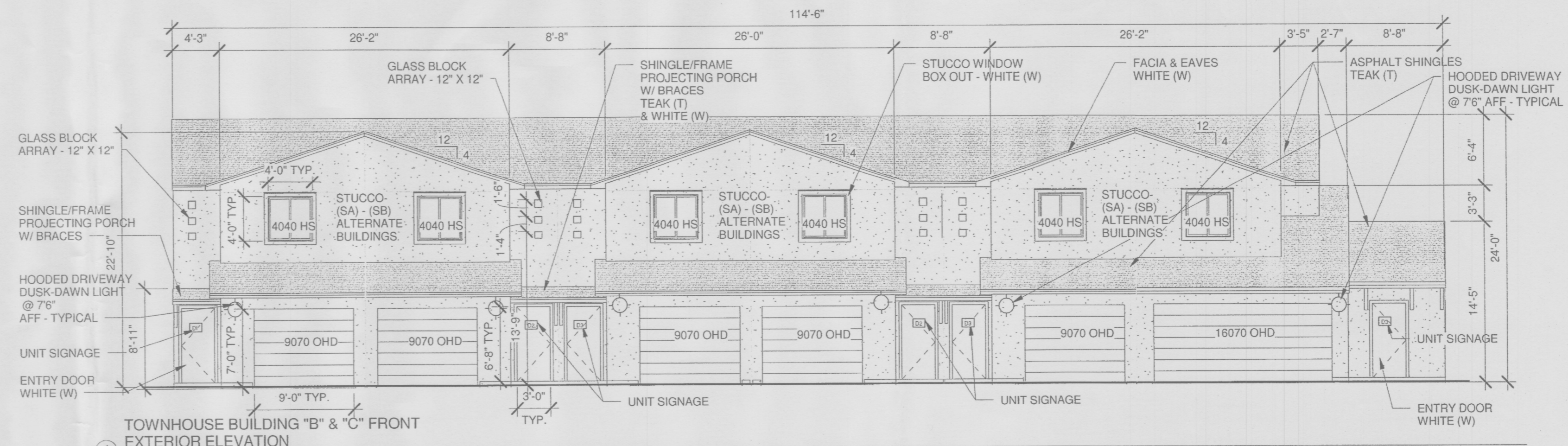


9 WALL MOUNTED DOWN TO DUSK LIGHT
FIXTURE
NOT TO SCALE
Area 13441 SF
Area 14043 SF

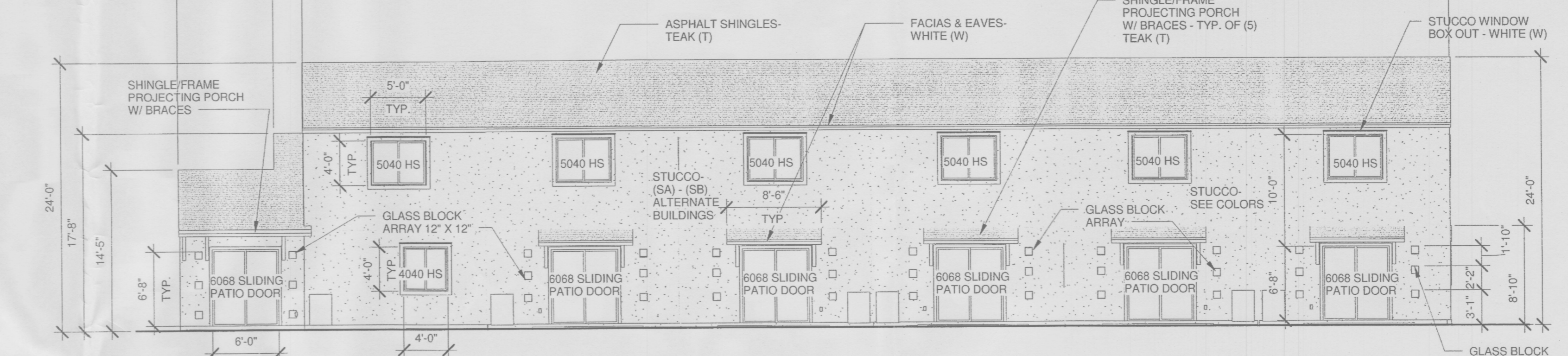
USABLE OPEN SPACE - 5600 ALICE AVE.
N.E.
1/64" = 1'-0"

BUILDING AND FENCE COLORS

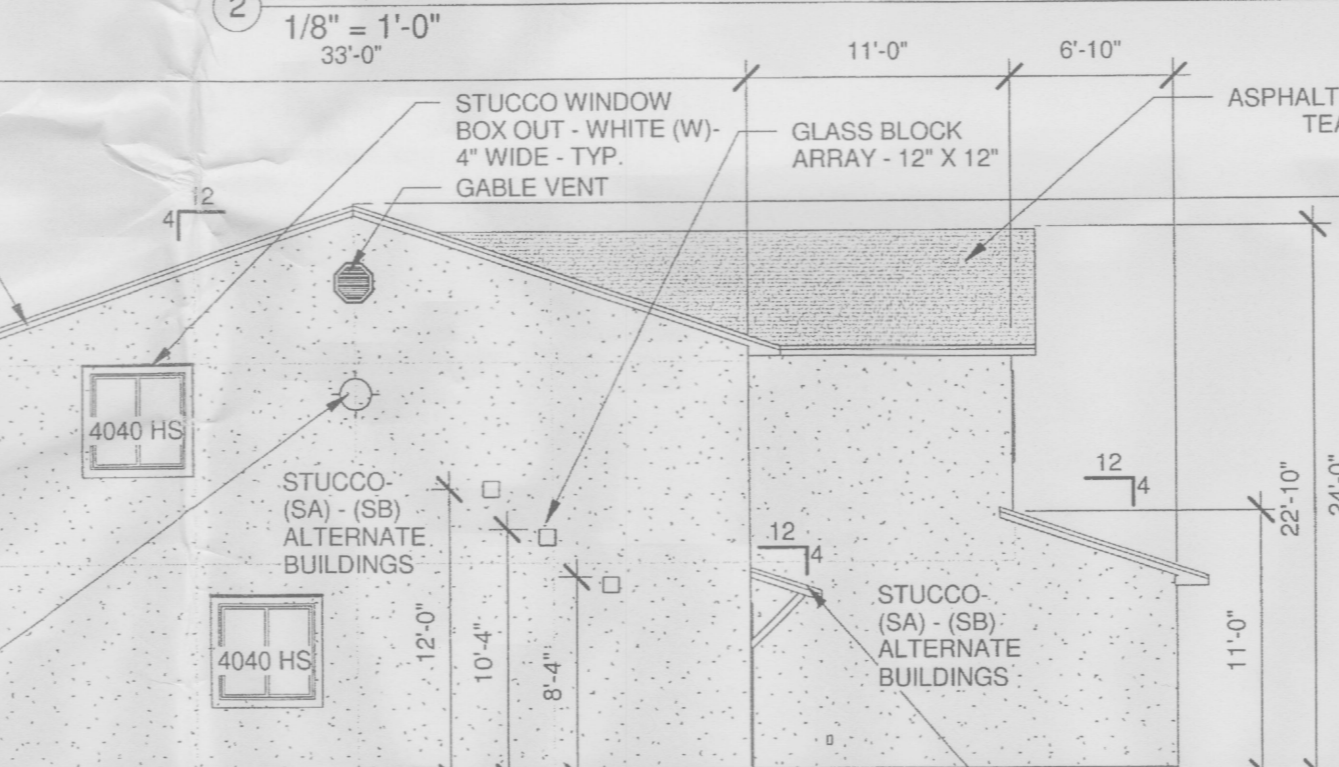
- ASPHALT SHINGLES: TEAK (T)
- STUCCO COLORS: ALTERNATING BUILDINGS
STUCCO (SA) EL REY BUCKSKIN
STUCCO (SB) EL REY COTTONWOOD
- WOOD TRIM COLOR: WHITE (W)
- VINYL WINDOW W/ DIVIDERS COLOR: WHITE (W)
- ENTRY DOOR COLOR: WHITE (W)
- STUCCO TRIM: (AT WINDOWS) WHITE (W)



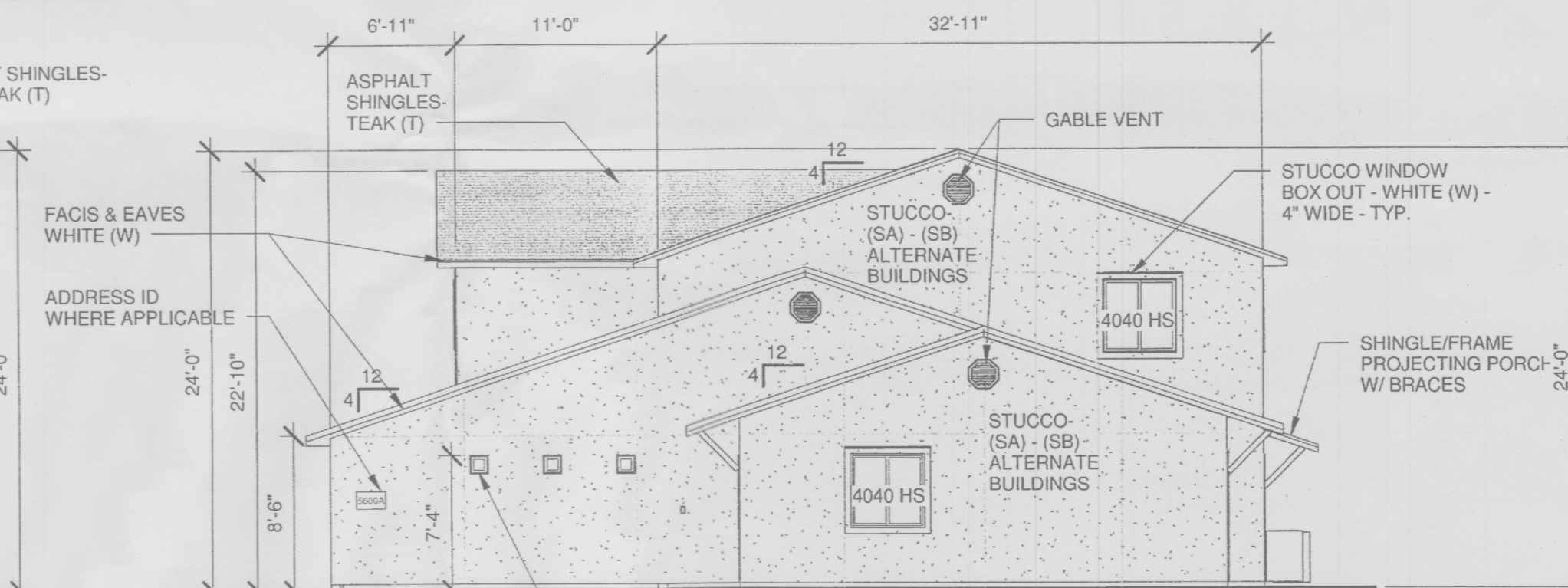
1 TOWNHOUSE BUILDING "B" & "C" FRONT
EXTERIOR ELEVATION
1/8" = 1'-0"



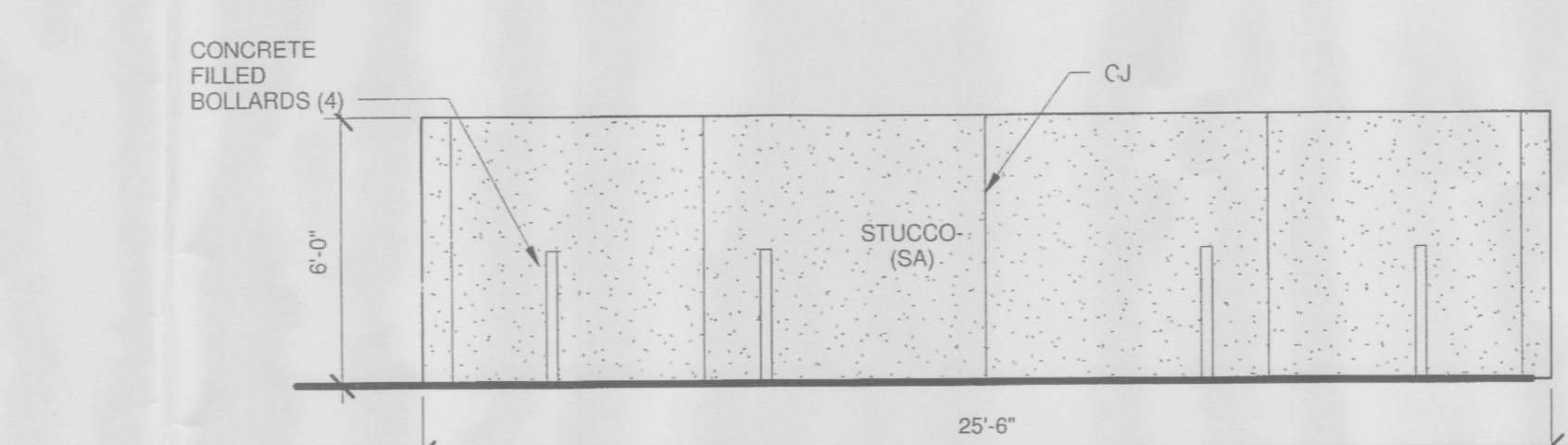
2 TOWNHOUSE BUILDING "B" & "D" REAR
EXTERIOR ELEVATION
1/8" = 1'-0"



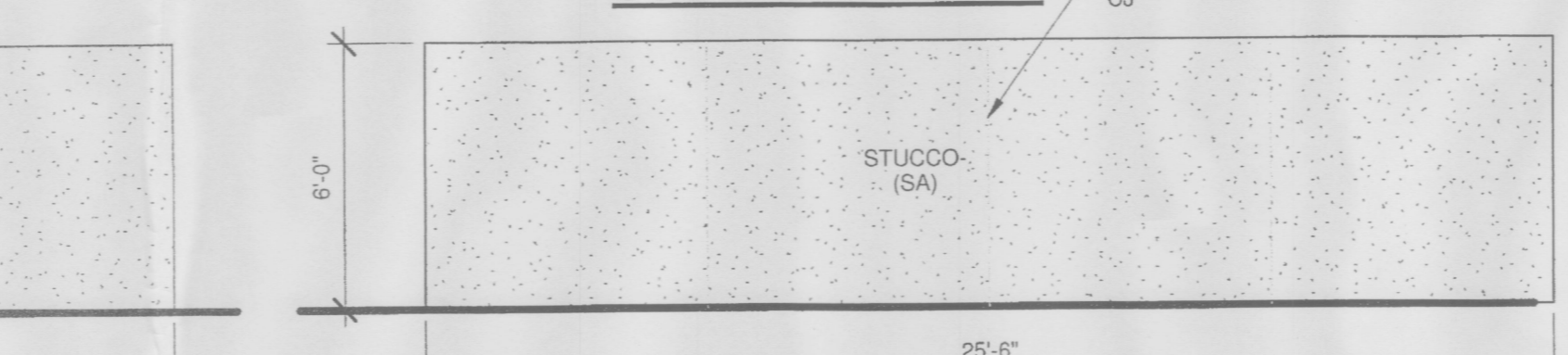
4 TOWNHOUSE BUILDING "B" & "D" LEFT
EXTERIOR ELEVATION
1/8" = 1'-0"



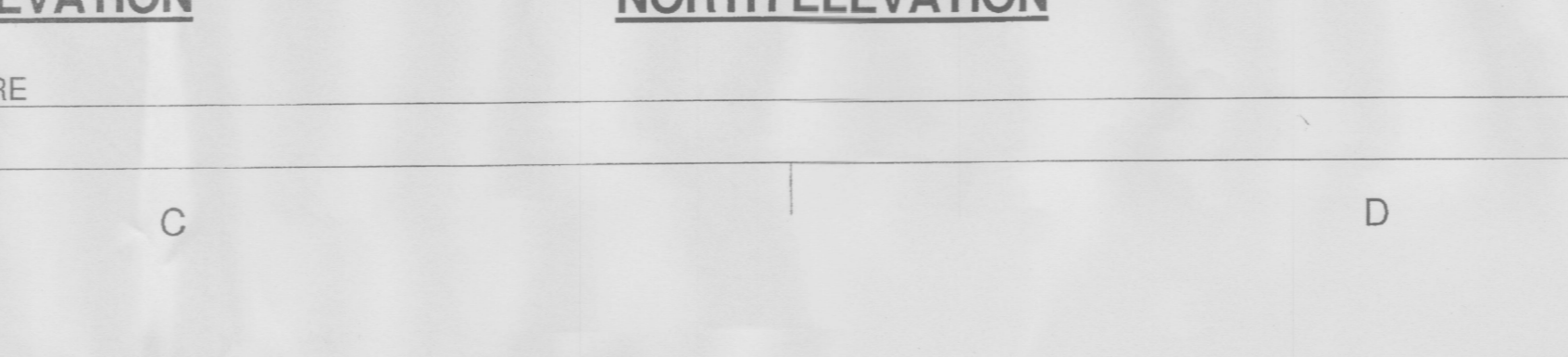
3 TOWNHOUSE BUILDING "B" & "D" RIGHT
EXTERIOR ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION



EAST & WEST ELEVATION



NORTH ELEVATION

5 REFUSE ENCLOSURE
1/4" = 1'-0"

ELEVATION NOTES

- EXTERIOR ELEVATION VIEW CONVENTION: FRONT, RIGHT SIDE, LEFT SIDE AND REAR IN LIEU OF CARDINAL POINTS. FRONT SHALL REFER TO ENTRY DOOR ORIENTATION.
- ELEVATIONS FOR BUILDING "A" AND "C" ARE SHOWN. ELEVATIONS FOR BUILDINGS "B" AND "D" ARE SIMILAR, REVERSED.

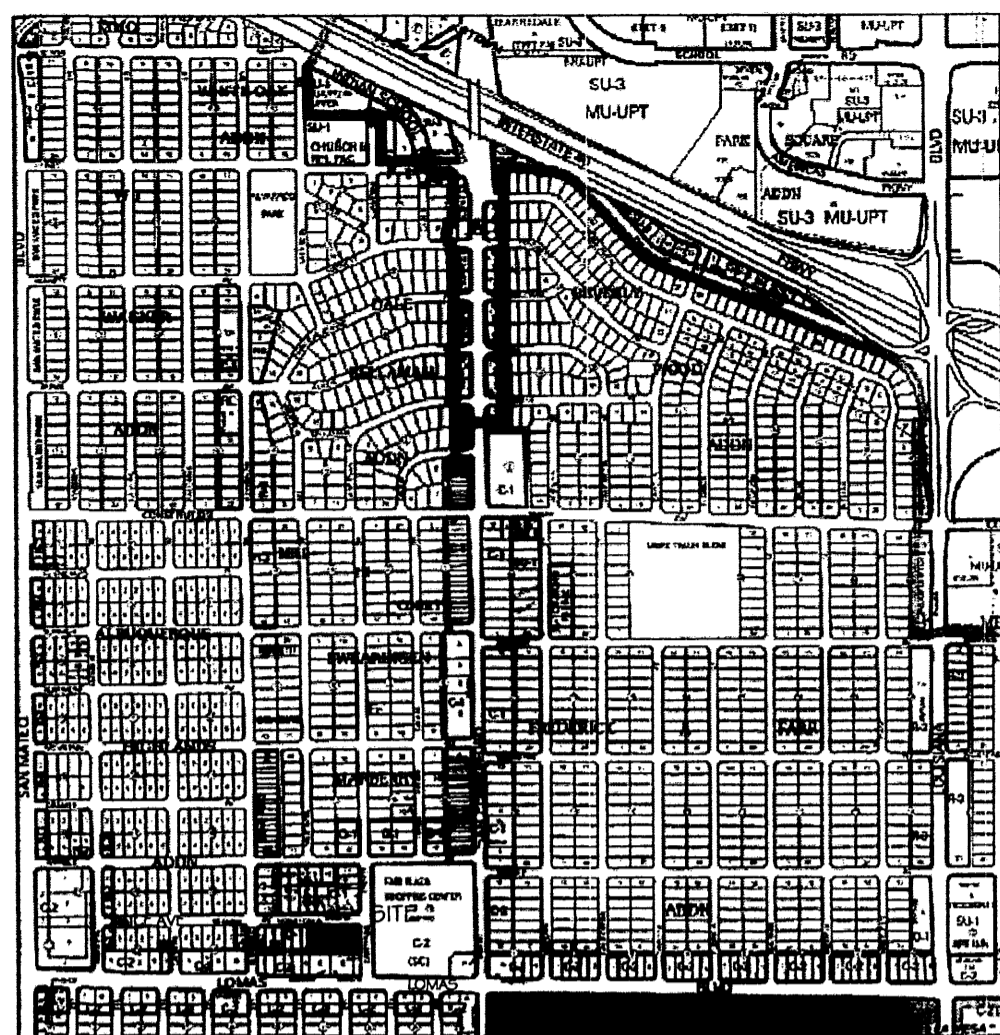
Cinelli / Roger Cinelli & Assoc.
ARCHITECTS
2418 Manuel Torres Lane N.W.
Albuquerque, New Mexico 87107
(505) 243-8211

PROJECT TITLE:
**ALICE TOWNHOUSES
FOR AHMET TIRYAKI**
5600 ALICE AVENUE N.E.
ALBUQUERQUE, NEW MEXICO

DRAWING TITLE:
ELEVATIONS & DETAILS

SEAL: [Professional Seal of Roger Cinelli, Registered Architect, No. 1102, TIRY24, 02/17/13]

DATE: JUNE 28, 2013
PROJECT NO.: TIRY24
DRAWING NO.:
DRB-5



LEGAL DESCRIPTION:

LOTS 7-12 OF THE WILLIS SUBDIVISION OF TRACT 14 AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON MARCH 14, 1941 IN PLAT BOOK C1, FOLIO 23 TOGETHER WITH LOTS 7-9 OF THE McCAFFREY SUBDIVISION OF TRACT 13 AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN PLAT BOOK VOL B FOLIO 92 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE LOT HEREIN DESCRIBED, WHENCE FOR A TIE TO THE ACS MONUMENT "16-J18", BEARS S47°31'07"W 280.58 FEET DISTANCE; THENCE, N00°39'51"W 140.36 FEET DISTANCE TO THE NORTHWEST CORNER OF THE LOT HEREIN DESCRIBED ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ALICE AVENUE NORTHEAST; THENCE, N89°25'14"E 442.08 FEET DISTANCE ALONG SAID RIGHT OF WAY TO THE NORTHEAST CORNER OF THE LOT HEREIN DESCRIBED, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY OF CARDENAS AVENUE NORTHEAST; THENCE, S00°37'53"E 140.09 FEET DISTANCE ALONG SAID RIGHT OF WAY TO THE SOUTHEAST CORNER OF THE LOT HEREIN DESCRIBED; THENCE, S89°23'11"W 442.00 FEET DISTANCE LEAVING SAID RIGHT OF WAY TO THE SOUTHWEST CORNER AND POINT OF BEGINNING. SAID LOT CONTAINING 1.4199 ACRES (61,851.3 SQUARE FEET) MORE OR LESS.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT AND DEDICATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF LOTS 7-12 OF THE WILLIS SUBDIVISION OF TRACT 14 AND LOTS 7-9 OF THE McCAFFREY SUBDIVISION OF TRACT 13, BERNALILLO COUNTY, NEW MEXICO, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND DO HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON. SAID OWNERS ALSO HEREBY DEDICATE ALL RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS BY THIS PLAT. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

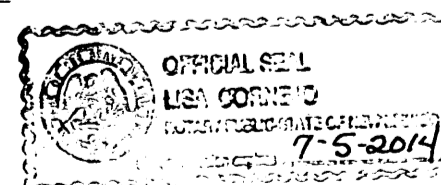
BY: [Signature] OWNER LOTS 7-12, WILLIS SUBDIVISION OF TRACT 14 LOTS 7-9 OF THE McCAFFREY SUBDIVISION OF TRACT 13 AHMET TIRYAKI 1815 CAGUA PLACE NE ALBUQUERQUE, NM 87110

ACKNOWLEDGMENT

STATE OF New Mexico) COUNTY OF Bernalillo) SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 29 DAY OF July, 2013, BY Tiryaki Ahmet

NOTARY PUBLIC: [Signature] MY COMMISSION EXPIRES: 7-5-2014



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #:

LOTS 7-12, WILLIS SUBDIVISION OF TRACT 14 LOTS 7-9 OF THE McCAFFREY SUBDIVISION OF TRACT 13

BERNALILLO COUNTY TREASURES OFFICE:

PLAT OF LOT 1-A TIRYAKI SUBDIVISION BEING A RE-PLAT OF LOTS 7-12 WILLIS SUBDIVISION OF TRACT 14 AND LOTS 7-9 McCAFFREY SUBDIVISION OF TRACT 13 WITHIN SECTION 13, TOWNSHIP 10N, RANGE 3 EAST, N.M.P.M. JULY 2013

CITY APPROVALS:

[Signature] P. Acosta 7/30/13 CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

A.M.A.F.C.A. DATE

ABCWUA DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

REAL PROPERTY DIVISION DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES DATE

NEW MEXICO GAS DATE

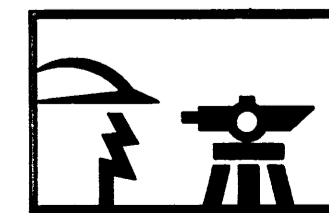
CENTURY LINK DATE

COMCAST DATE

SURVEYOR'S CERTIFICATE:

I, DAVID R VIGIL, NEW MEXICO PROFESSIONAL SURVEYOR NO. 8911, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE BERNALILLO COUNTY SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature] David R. Vigil 07-24-2013 DAVID R. VIGIL, NMPLS NO. 8911 DATE



CONSTRUCTION SURVEY TECHNOLOGIES, INC

PO BOX 65395 ALBUQUERQUE, NM 87193 505-917-8921

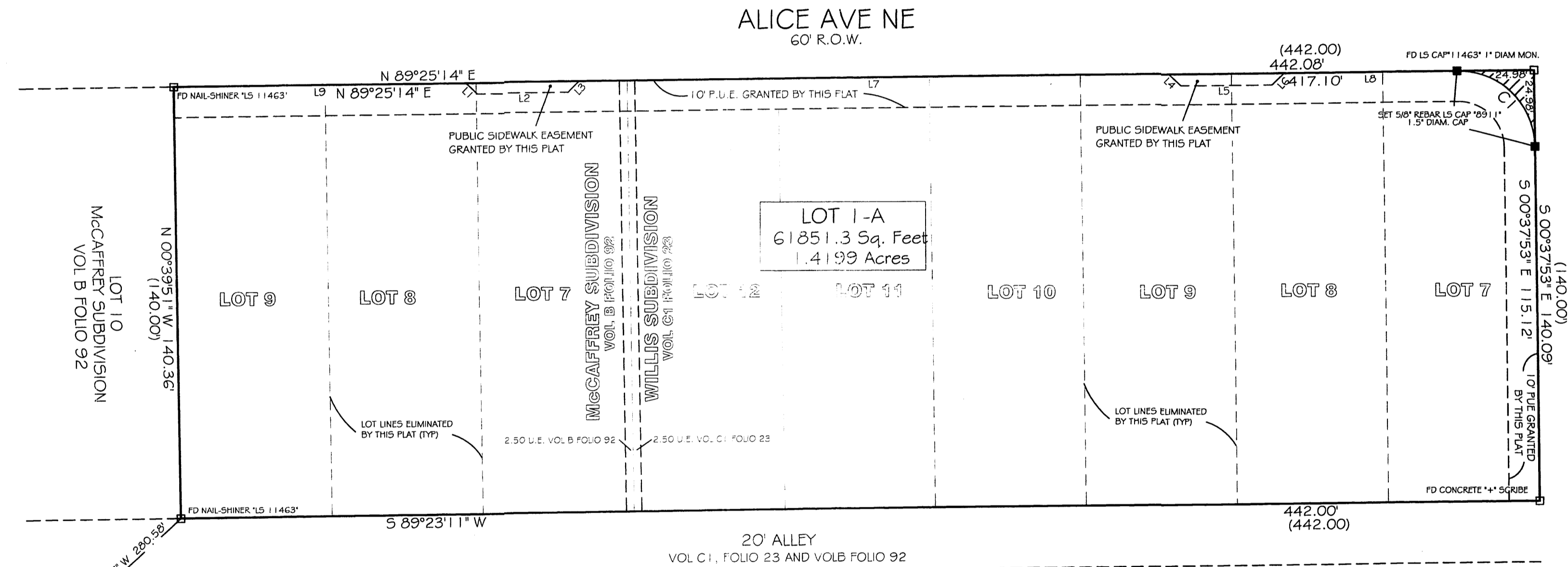
PURPOSE OF PLAT: THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE LOTS 7-12 OF THE WILLIS SUBDIVISION OF TRACT 14 AND LOTS 7-9 OF THE McCAFFREY SUBDIVISION OF TRACT 13. GRANT ADDITIONAL PUBLIC UTILITY EASEMENTS, PUBLIC SIDEWALK EASEMENTS AND DEDICATE RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS.

SUBDIVISION DATA: DRB# ZONE ATLAS INDEX NO. J-18-Z DATE OF FIELD SURVEY: SEPTEMBER 2012 TOTAL NO. OF LOTS EXISTING 9 TOTAL NO. OF LOTS CREATED 1 GROSS SUBDIVISION ACREAGE 1.4199 ACRES

GENERAL NOTES: 1. DOCUMENTS USED: PLAT BOOK C1, FOLIO 23 PLAT BOOK B, FOLIO 92 2. BEARINGS ARE GRID BASED NAD 1983 NEW MEXICO STATE PLANE CENTRAL ZONE. 3. DATA IN PARENTHESIS IS RECORD 4. ALL CORNERS SET ARE 3/8" REBAR WITH LS CAP "8911" 5. ALL FOUND MONUMENTS ARE TAGGED WITH BRASS WASHER "8911"

SOLAR COLLECTION NOTE: PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

PLAT OF
LOT 1-A
TIRYAKI SUBDIVISION
 BEING A RE-PLAT OF LOTS 7-12
 WILLIS SUBDIVISION OF TRACT 14
 AND
 LOTS 7-9
 McCAFFREY SUBDIVISION OF TRACT 13
 WITHIN SECTION 13, TOWNSHIP 10N, RANGE 3 EAST, N.M.P.M.
 JULY 2013



ARE DEDICATED TO THE CITY OF ALBUQUERQUE
 IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS
 BY THIS PLAT
 133.8 SQUARE FEET (0.0031 ACRES)
 CROSS HATCHED AREA.

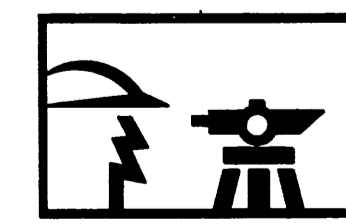
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.25'	35.34'	N 45°36'20" W	89°56'53"

LINE	BEARING	DISTANCE
L1	S 45°36'49" E	5.01'
L2	N 89°30'20" E	29.60'
L3	N 44°23'11" E	5.07'
L4	S 45°36'49" E	5.52'
L5	N 89°30'40" E	29.60'
L6	N 44°23'11" E	5.58'
L7	N 89°25'14" E	191.79'
L8	N 89°25'14" E	56.09'
L9	S 89°25'14" W	95.03'

ALBUQUERQUE CONTROL STATION 16-J18
 N 1487256.349
 E 1541120.300
 Z 5261.947
 NEW MEXICO STATE PLANE-CENTRAL ZONE
 NAD 1983-NAVD 1988
 G-G 0.999663486
 DELTA-ALPHA=-00° 1' 26.88"

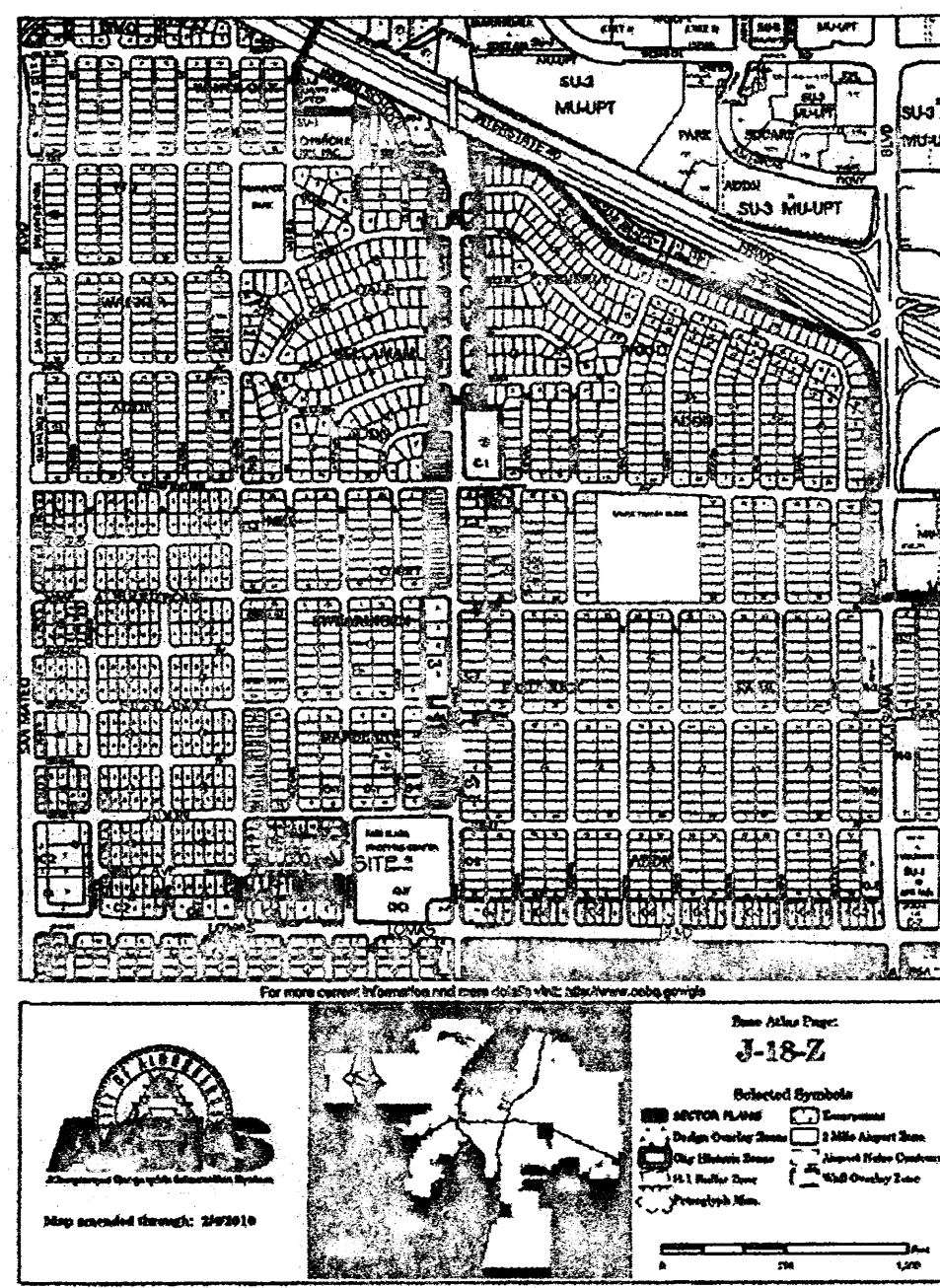


SCALE 1"=30'



CONSTRUCTION SURVEY TECHNOLOGIES, INC

PO BOX 65395 ALBUQUERQUE, NM 87193 505-917-8921



PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE LOTS 7-12 OF THE WILLIS SUBDIVISION OF TRACT 14 AND LOTS 7-9 OF THE McCAFFREY SUBDIVISION OF TRACT 13. GRANT ADDITIONAL PUBLIC UTILITY EASEMENTS, PUBLIC SIDEWALK EASEMENTS AND DEDICATE RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS.

SUBDIVISION DATA:

DRB#
 ZONE ATLAS INDEX NO. J-18-Z
 DATE OF FIELD SURVEY: SEPTEMBER 2012
 TOTAL NO. OF LOTS EXISTING 9
 TOTAL NO. OF LOTS CREATED 1
 GROSS SUBDIVISION ACREAGE 1.4199 ACRES

GENERAL NOTES:

1. DOCUMENTS USED:
 PLAT BOOK C1, FOLIO 23
 PLAT BOOK B FOLIO 92
2. BEARINGS ARE GRID BASED NAD 1983 NEW MEXICO STATE PLANE CENTRAL ZONE.
3. DATA IN PARENTHESIS IS RECORD
4. ALL CORNERS SET ARE 3/8" REBAR WITH LS CAP "8911"
5. ALL FOUND MONUMENTS ARE TAGGED WITH BRASS WASHER "8911"

SOLAR COLLECTION NOTE:

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

LEGAL DESCRIPTION:

LOTS 7-12 OF THE WILLIS SUBDIVISION OF TRACT 14 AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON MARCH 14, 1941 IN PLAT BOOK C1, FOLIO 23 TOGETHER WITH LOTS 7-9 OF THE McCAFFREY SUBDIVISION OF TRACT 13 AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN PLAT BOOK VOL B FOLIO 92 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF THE LOT HEREIN DESCRIBED, WHENCE FOR A TIE TO THE ACS MONUMENT "16-J18", BEARS S47°31'07"W 280.58 FEET DISTANCE; THENCE, N00°39'51"W 140.36 FEET DISTANCE TO THE NORTHWEST CORNER OF THE LOT HEREIN DESCRIBED ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ALICE AVENUE NORTHEAST; THENCE, N89°25'14"E 442.08 FEET DISTANCE ALONG SAID RIGHT OF WAY TO THE NORTHEAST CORNER OF THE LOT HEREIN DESCRIBED, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY OF CARDENAS AVENUE NORTHEAST; THENCE, S00°37'53"E 140.09 FEET DISTANCE ALONG SAID RIGHT OF WAY TO THE SOUTHEAST CORNER OF THE LOT HEREIN DESCRIBED; THENCE, S89°23'11"W 442.00 FEET DISTANCE LEAVING SAID RIGHT OF WAY TO THE SOUTHWEST CORNER AND POINT OF BEGINNING. SAID LOT CONTAINING 1.4199 ACRES (61851.3 SQUARE FEET) MORE OR LESS.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT AND DEDICATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF LOTS 7-12 OF THE WILLIS SUBDIVISION OF TRACT 14 AND LOTS 7-9 OF THE McCAFFREY SUBDIVISION OF TRACT 13, BERNALILLO COUNTY, NEW MEXICO, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND DO HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON. SAID OWNERS ALSO HEREBY DEDICATE ALL RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS BY THIS PLAT. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

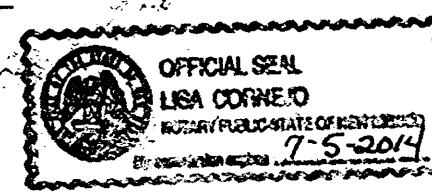
BY: *[Signature]*
 OWNER LOTS 7-12, WILLIS SUBDIVISION OF TRACT 14
 LOTS 7-9 OF THE McCAFFREY SUBDIVISION OF TRACT 13
 AHMET TIRYAKI
 1815 CAGUA PLACE NE
 ALBUQUERQUE, NM 87110

ACKNOWLEDGMENT

STATE OF *New Mexico*,
 COUNTY OF *Bernalillo*, ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS *29* DAY OF *July*, 2013, BY *Tiryaki Ahmet*

NOTARY PUBLIC: *Lisa Corneo*
 MY COMMISSION EXPIRES: *7-5-2014*



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UNIFORM PROPERTY CODE #: *101805818003230414* *101805815900230416*
101805816203230415 *1018058159003230417*

LOTS 7-12, WILLIS SUBDIVISION OF TRACT 14
 LOTS 7-9 OF THE McCAFFREY SUBDIVISION OF TRACT 13

BERNALILLO COUNTY TREASURER'S OFFICE: _____

DRB PROJECT # *1009600*

PLAT OF
 LOT 1-A
 TIRYAKI SUBDIVISION
 BEING A RE-PLAT OF LOTS 7-12
 WILLIS SUBDIVISION OF TRACT 14
 AND
 LOTS 7-9
 McCAFFREY SUBDIVISION OF TRACT 13
 WITHIN SECTION 13, TOWNSHIP 10N, RANGE 3 EAST, N.M.P.M.
 JULY 2013

CITY APPROVALS: <i>[Signature]</i>	<i>7/30/13</i>
CITY SURVEYOR <i>[Signature]</i>	08-07-13 DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT <i>[Signature]</i>	8-7-13 DATE
PARKS AND RECREATION DEPARTMENT <i>[Signature]</i>	8-7-13 DATE
A.M.A.F.C.A. <i>[Signature]</i>	08/07/13 DATE
ABCWJA <i>[Signature]</i>	8-7-13 DATE
CITY ENGINEER <i>[Signature]</i>	8-28-13 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT <i>[Signature]</i>	DATE
REAL PROPERTY DIVISION	DATE
UTILITY APPROVALS: <i>[Signature]</i>	8-27-13 DATE
PNM ELECTRIC SERVICES <i>[Signature]</i>	8/27/2013 DATE
NEW MEXICO GAS <i>[Signature]</i>	8/27/13 DATE
CENTURY LINK <i>[Signature]</i>	8-27-13 DATE
COMCAST <i>[Signature]</i>	DATE

DOCH 2013096971

08/29/2013 12:41 PM Page: 1 of 2
 11/21/07 8:52:00 P. 2013 P. 0105 M Toulouse Oliveira, Bernalillo Co

SURVEYOR'S CERTIFICATE:

I, DAVID R VIGIL, NEW MEXICO PROFESSIONAL SURVEYOR NO. 8911, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE BERNALILLO COUNTY SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION OF PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

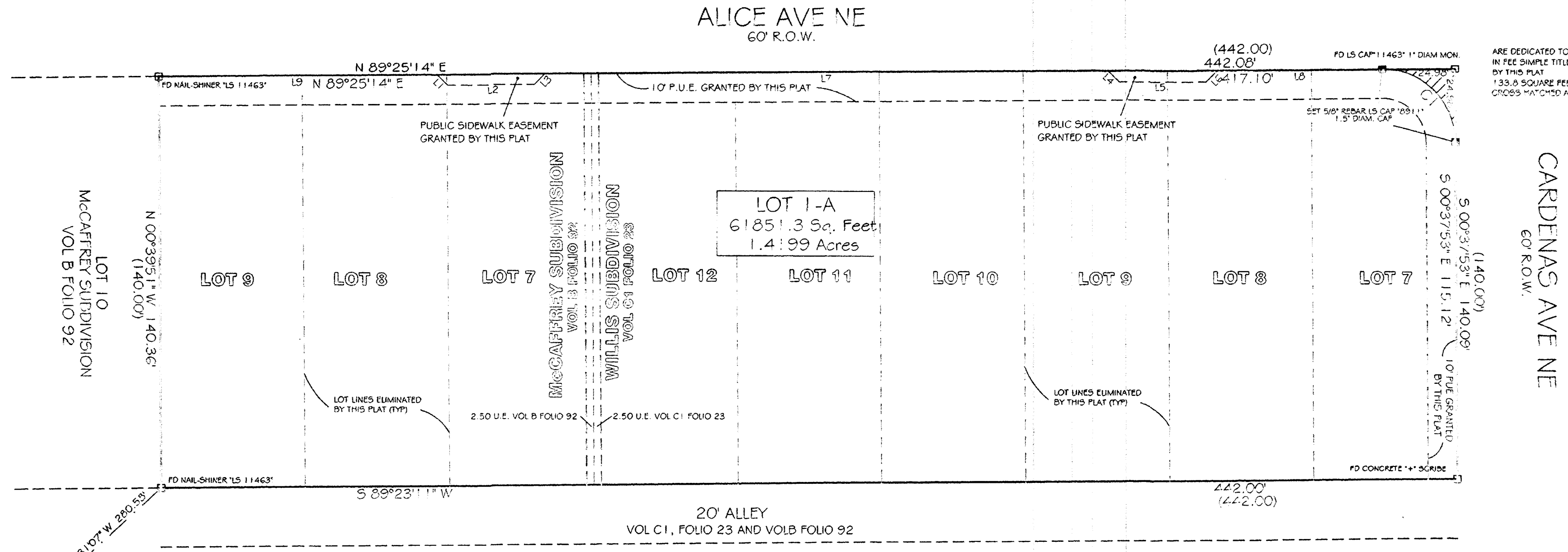
[Signature] 07-24-2013
 DAVID R. VIGIL, NMPLS NO. 8911 DATE



CONSTRUCTION SURVEY TECHNOLOGIES, INC

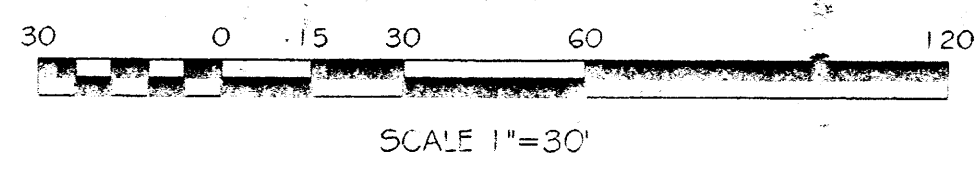
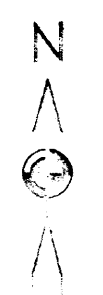
PO BOX 65395 ALBUQUERQUE, NM 87193 505-917-8921

PLAT OF
LOT 1-A
TIRYAKI SUBDIVISION
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 AND
 LOTS 7-9
 McCAFFREY SUBDIVISION OF TRACT 13
 WITHIN SECTION 13, TOWNSHIP 10N, RANGE 3 EAST, N.M.P.M.
 JULY 2013



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.25'	35.04'	N 45°36'20" W	89°56'53"

LINE	BEARING	DISTANCE
L1	S 45°36'49" E	5.01'
L2	N 89°30'20" E	29.60'
L3	N 44°23'11" E	5.07'
L4	S 45°36'49" E	5.52'
L5	S 89°25'14" E	20.60'
L6	N 44°23'11" E	5.50'
L7	N 89°25'14" E	191.79'
L8	N 89°25'14" E	56.09'
L9	S 89°25'14" W	95.05'



ALBUQUERQUE CONTROL STATION 116-J18
 N 1487256.949
 E 1541120.300
 Z 5261.947
 NEW MEXICO STATE PLANS-CENTRAL ZONE
 NAD 1983-NAVD 1986
 G-G 0.959663486
 DELTA-ALPHA = -00°11'26.86"

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 08/28/2013 12:41 PM Page 2 of 2
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CONSTRUCTION SURVEY TECHNOLOGIES, INC
 PO BOX 65395 ALBUQUERQUE, NM 87193 505-917-8921